



**Briar House, Main Street, Grendon  
Underwood, Buckinghamshire, HP18 0SH**

**W. HUMPHRIES**  
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 11 miles (Marylebone 55 mins), Bicester 7 miles (Marylebone 70 mins), M40 (J9) 11 miles. (Distances approx)

## **BRIAR HOUSE, MAIN STREET, GRENDON UNDERWOOD, BUCKINGHAMSHIRE, HP18 0SH**

**DETACHED HOUSE AND BUILDERS YARD ON A 0.4 ACRE PLOT. THE CURRENT PROPERTY HAS FORMAL GARDENS WITH THE BUILDERS YARD BEHIND COMPRISING A SUBSTANTIAL RANGE OF OUTBUILDINGS AND HARDSTANDING. DEVELOPMENT POSSIBILITIES.**

**3 Bedroom, 2/3 Reception Rooms, Kitchen/Dining Room. Extensive Parking, Stores, Workshops and Office Space.**

**GUIDE PRICE £700,000 Freehold**

### **DESCRIPTION**

Briar House offers numerous possibilities. One could simply update the existing dwelling and return the yard and buildings to gardens, or update the house and utilise the yard and buildings for a business incorporating the buildings and offices. Another option would be to separate off the existing house and try to obtain planning consent for a new property to be built or converted from the outbuildings.

There is then the consideration of the 0.4 acres being a potential development site for maybe 4 or 5 new houses. All of the development avenues of course would require obtaining permission from the local authority but one thing for certain is that the package being sold is a rare thing, residential units that also contain commercial use are difficult to acquire. Historically the builders yard was the old coal yard but in 1985 the owners were granted consent for the storage of building materials.

The house requires some modernisation in the decorative sense, broadly speaking its rooms are good dimensions with big windows letting in lots of natural light and it feels of a time when less rooms of larger proportions were favorable. At the front is a porch and hall with a sitting room to the left where there is a fireplace that could we are informed be opened up again. A dining room looks over the rear garden and beyond a study area leads back into the hall. The kitchen/breakfast room has a fairly comprehensive selection of beech

and pine units and marble style worktops. Integrated are a double oven and 'Neff' halogen hob with a brushed chrome extractor hood above. Sliding patio doors off the breakfast room provide access to the front garden. To the side is a lobby and utility room that has doors to the garage and outside, a storage cupboard and an adjoining shower room.

Upstairs the main bedroom enjoys wardrobes and cabinets and an ensuite bathroom facility alongside lovely views to Grendon Woods. Both guest bedrooms are also doubles, one having wardrobes, a dressing table and a sink in the corner. A shower room serves the guest bedrooms.

### **OUTSIDE**

Attached to the house is the garage and within the garage an office or studio. An electric up and over door is at the front onto block paved parking.

You then begin to enter the yard, firstly two open bay stores, block built, and behind these 2 open bay timber stores. In between is a covered walkway to the back garden.

A substantive amount of hardstanding down the side of the house and aforementioned block built stores and garage continues up to the former workshop and business office. The workshop and office are on 3 phase



electricity and the office is heated by calor gas fired heating. A kitchenette and toilet are provided.

**COUNCIL TAX** – Band F £3,230.58 2024/25

**VIEWING** - Strictly via the vendors agent W Humphries Ltd

### SERVICES

Mains water, drainage and electricity. Oil fired central heating. Phase 3 electricity to the workshop and office.





## LOCATION

Grendon Underwood is approximately nine miles west of Aylesbury between the Roman road of Akerman Street and Bernwode Forest, from which it derives its name. Grendon Underwood offers a pleasant and convenient location ideal for family living with a history dating back to the 16<sup>th</sup> and 17<sup>th</sup> centuries, many attractive thatched cottages and noted buildings can be seen in the village today, including the 12th century church of St Leonard and the former Ship Inn now Shakespeare House where William Shakespeare is said to have penned 'A Midsummer Night's Dream'. The village has a general store with post office, a Public House, a sports field and play area, and there are great walks on the doorstep to Grendon Woods.

The surrounding market towns and villages provide a wealth of historical and interesting places to visit including Waddesdon Manor, Claydon House and Quainton Steam Railway. Extensive shopping facilities are situated at Bicester and Aylesbury with Oxford and Milton Keynes slightly further afield.

The A41 provides easy access into Aylesbury, Bicester and the M40 network. Rail connections are fast and convenient on the Chiltern Turbo reaching London Marylebone in under an hour from Aylesbury. The Bicester stations connect to Oxford and Birmingham and London is also under an hour. Services to Euston are available from Cheddington and Leighton Buzzard. The Aylesbury line has been extended to Aylesbury Vale Parkway station which provides a frequent service to Marylebone from Fleet Marston.

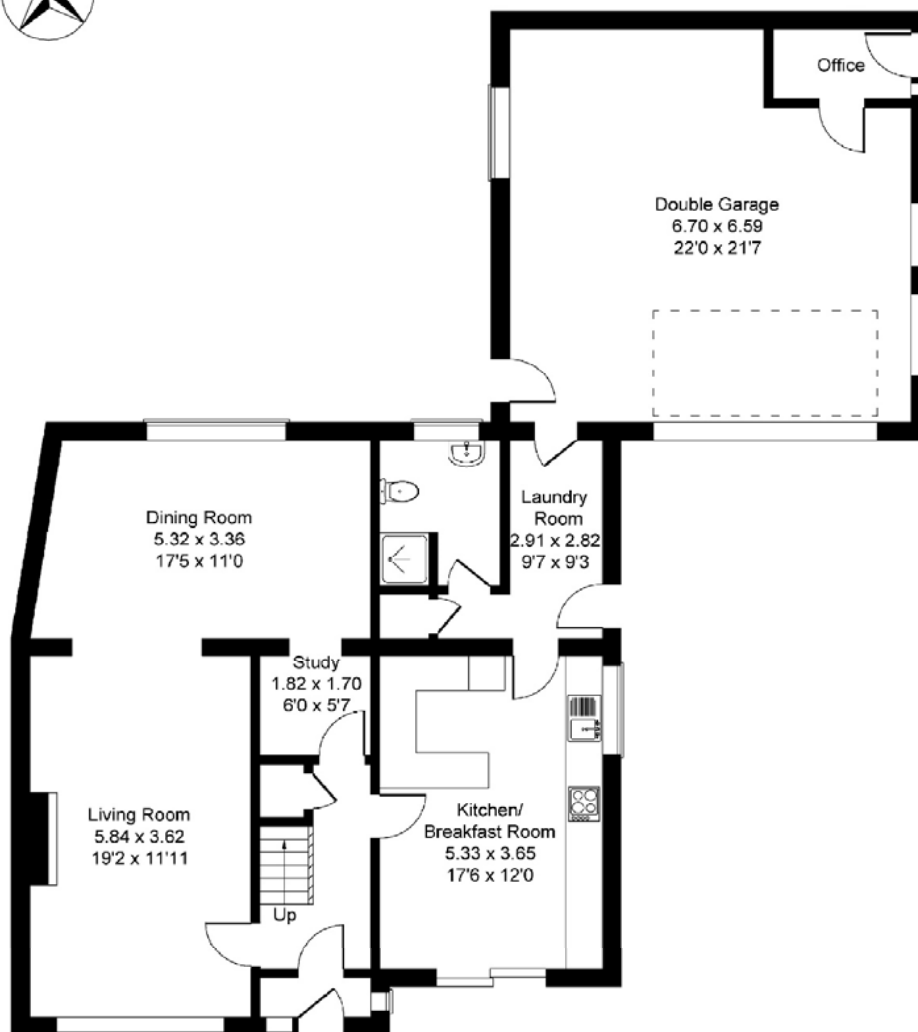
## EDUCATION

Preparatory schools at Ashfold, Swanbourne and Oxford.  
Village Primary School at Grendon Underwood  
Waddesdon Secondary School.  
Public schools at Stowe, Berkhamsted and Oxford.  
Grammar Schools at Aylesbury.

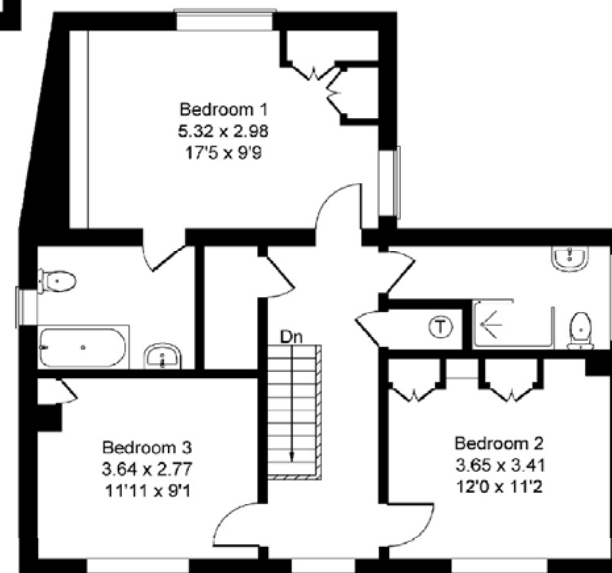
## DIRECTIONS

From Aylesbury take the A41 towards Bicester, through Waddesdon and onto Kingswood. At the crossroads in Kingswood turn right signposted to Grendon Underwood. Continue on this road into the village and Main Street.





Ground Floor



First Floor

## Briar House

Approximate Gross Internal Area = 156.64 sq m / 1686.05 sq ft

Garage = 44.15 sq m / 475.22 sq ft

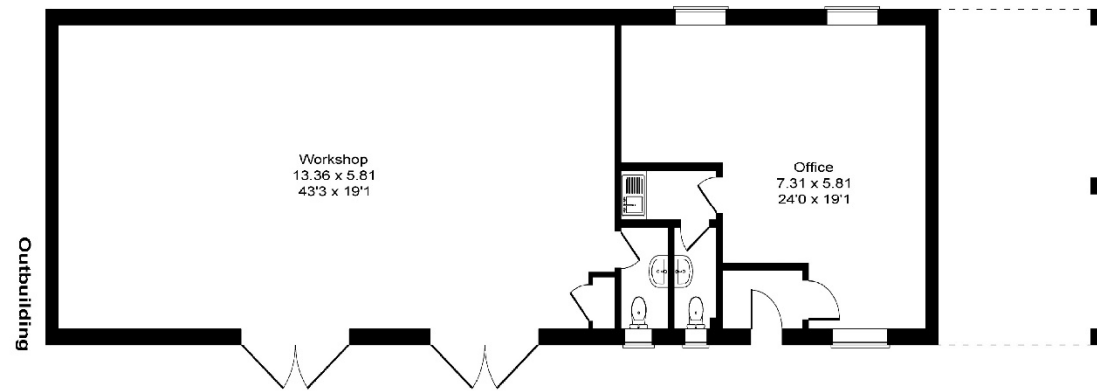
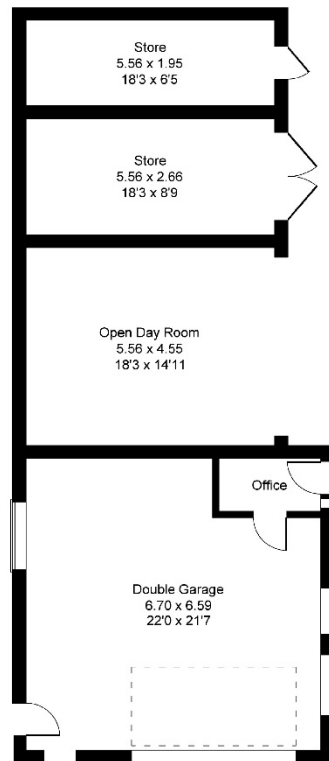
Stores = 27.30 sq m / 293.85 sq ft

Outbuilding = 120.96 sq m / 1302.00 sq ft

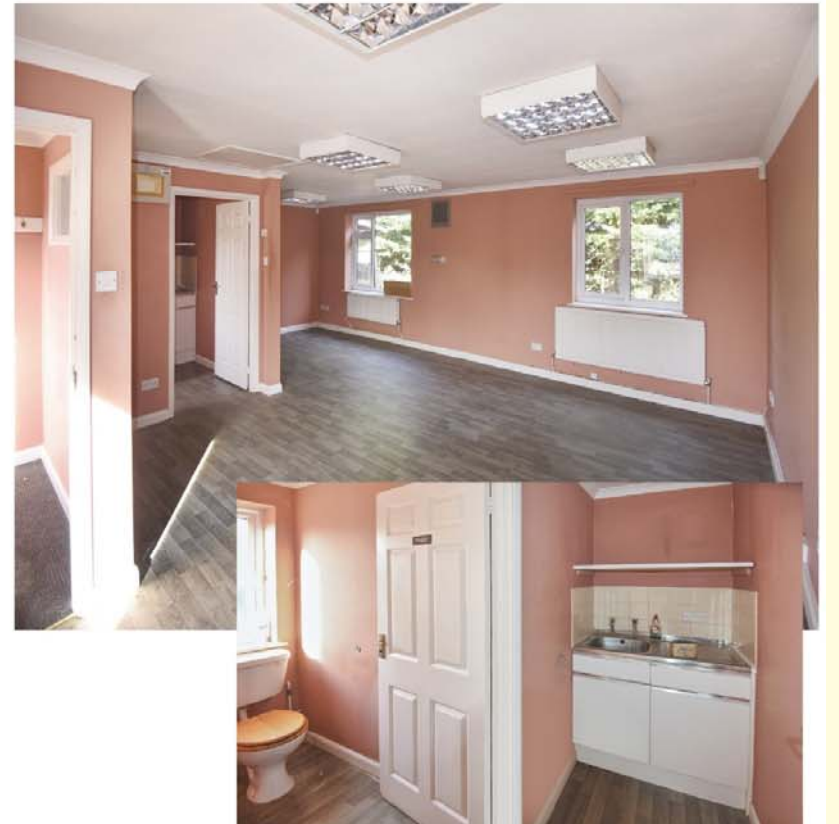
Total = 349.05 sq m / 3757.12 sq ft

(Excluding Open Day Room)

Illustration for identification purposes only,  
measurement are approximate, not to scale,  
produced by The Plan Portal 2025.



**THE GARAGE IS DUPLICATED ON THIS PLAN TO SHOW THE APPROXIMATE LAYOUT AND ORIENTATION OF THE OUTBUILDINGS AND YARD IN RELATION TO THE MAIN HOUSE**







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