



**Meadow Cottage, Main Street, Grendon  
Underwood, Buckinghamshire, HP18 0SL**

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



Bicester approx. 7 miles (Marylebone 70 mins.), Aylesbury approx. 10 miles (Marylebone 55 mins.), M40 approx. 9 miles, Oxford approx. 15 miles

**MEADOW COTTAGE, MAIN STREET, GRENDON UNDERWOOD, BUCKINGHAMSHIRE, HP18 0SL**

**A LARGE DETACHED FAMILY HOUSE IN THE HEART OF THE VILLAGE WITH A GOOD SIZE PRIVATE AND SOUTH FACING GARDEN. 21FT X 13FT OUTBUILDING OFFERING A VARIETY OF USES. NO UPPER CHAIN**

**Porch, Sitting Room with Woodburning Stove, Dining Hall, Kitchen/Breakfast Room, Utility Room, Cloakroom, 4 Double Bedrooms, Main Bedroom with Huge Ensuite, Bathroom. Driveway for 3 Vehicles. Southerly Facing Garden. Timber Outbuilding.**

**GUIDE PRICE £680,000 Freehold**

**DESCRIPTION**

Meadow Cottage lies in the heart of the village, a contemporary house built in a cottage style design with an injection of character, the interior having wooden architraves, latched doors and tall skirting boards. The elevations are attractive mellow brick beneath a clay tile roof with leaded light wood effect pvcu double glazed windows.

At the entrance is a porch that has space for coats and boots and double doors lead into the dining hall where the staircase is located and beneath it an understairs cupboard. The sitting room runs from the front to the back of the house and contains a handsome old stock brick fireplace and chimney breast that has a cast iron woodburning stove inset on a tile hearth. Doors are provided out to the garden. In the kitchen/breakfast room are a good range of white painted units and beech laminate worktops alongside complementary tiling. There is space and plumbing for a dishwasher and built in are a double oven and halogen hob which

has an extractor hood above. You can enter the garage from the utility room and there is a cloakroom with a wc and wash basin.

Upstairs are four double bedrooms and a family bathroom, the latter with Amtico flooring, a vanity unit and counter, and a shower and screen over the bath. The main bedroom benefits from a big ensuite, again here is Amtico flooring and an overhead shower stands atop the freestanding roll top bath and claw foot bath.

The loft is half boarded, recently insulated, and has a light.

**OUTSIDE**

Meadow Cottage enjoys a south facing and private garden approx 60ft square with a stone patio and pergola along the rear of the house and a decked terrace in the far corner.



The slightly raised lawn has a prolific apple tree and surrounded by sleepers and flower beds is a cherry tree.

The outbuilding is of timber construction, insulated with a mono pitched roof and power and lighting are connected. It would make a great studio, office, gym or den. Behind the outbuilding is a garden shed.

The front driveway is block paved and can accommodate 3 vehicles. Then there is a garage with wooden doors. Wrought iron railings mark the boundary and inside these is a lawn and some shrubs.

**COUNCIL TAX** – Band F £3,230.58 2024/5

### 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.

**SERVICES** - Mains water, electricity and drainage. LPG fired central heating.

**VIEWING** - Strictly by appointment with the Vendor’s Agent.

### 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 and Buckingham.

**DIRECTIONS** - From Aylesbury take the A41 towards Bicester through Waddesdon to Kingswood and turn right posted Grendon Underwood. Continue into the village and ***Meadow Cottage*** will be found on the left just after the village shop.







# Meadow Cottage

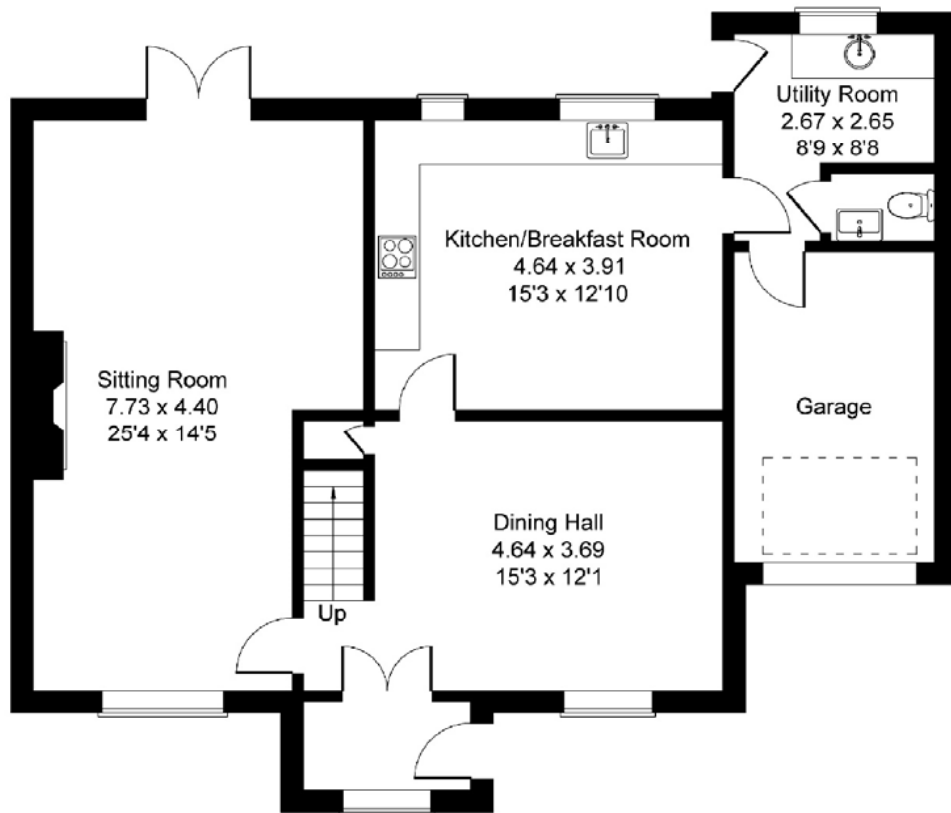
Approximate Gross Internal Area = 169.71 sq m / 1826.74 sq ft

Outbuilding = 26.81 sq m / 288.58 sq ft

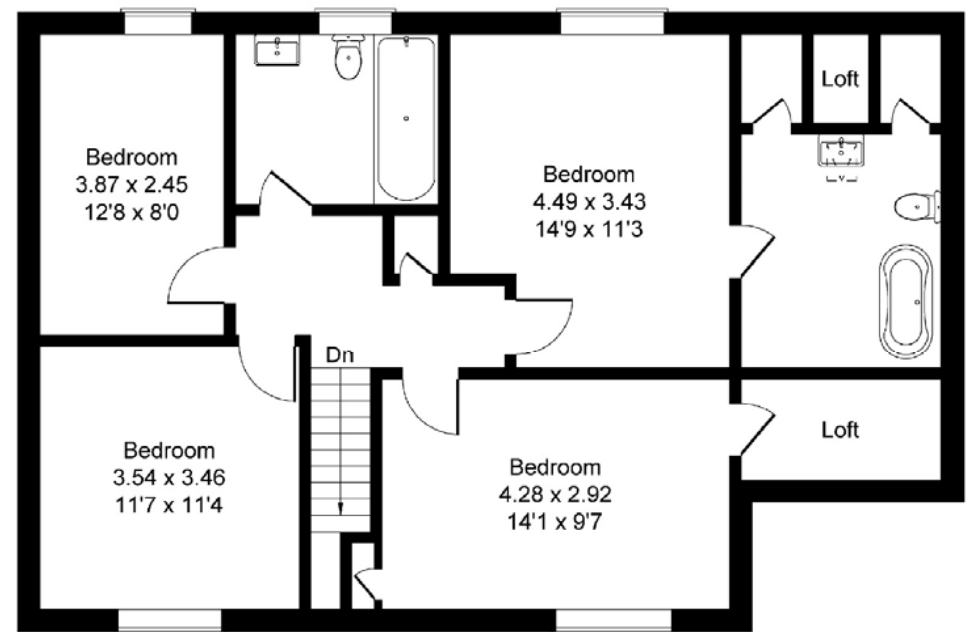
Total = 196.52 sq m / 2115.32 sq ft

(Excluding Garage)

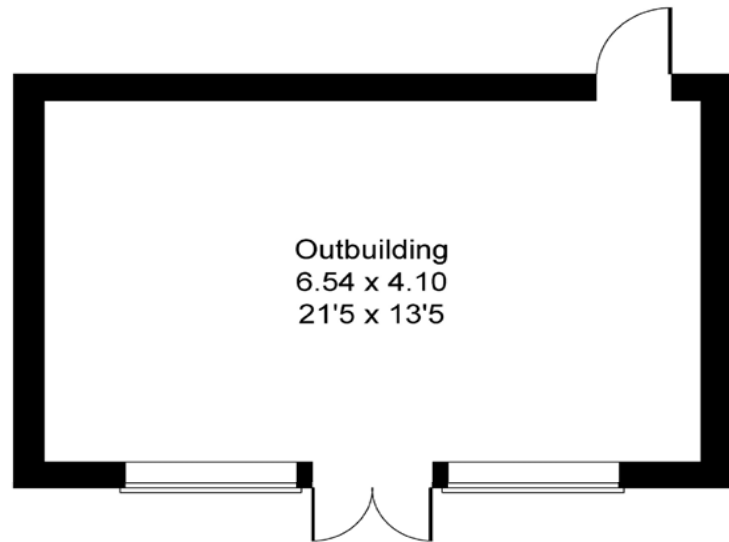
Illustration for identification purposes only,  
measurement are approximate, not to scale,  
produced by The Plan Portal 2025.



Ground Floor



First Floor







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- 6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.



