



**3 Oak Tree Cottages, 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)
3 OAK COTTAGES, GRENDON UNDERWOOD, BUCKINGHAMSHIRE, HP18 0SH

A TRADITIONAL 1940'S SEMI DETACHED HOUSE IN THE WADDES DON CATCHMENT WITH HUGE SCOPE FOR EXTENSION THAT ENJOYS A LARGE GARDEN AND FAR REACHING OPEN VIEWS OVER THE COUNTRYSIDE TO GRENDON WOODS

**Hall, Sitting Room, Kitchen/Dining Room, Store & Boiler Room, Downstairs Shower
Room, Three Bedrooms, Bathroom. 95ft Garden Backing onto Fields**

GUIDE PRICE £385,000 Freehold

DESCRIPTION

Oaktree Cottages, comprising a row of 8 semi-detached houses built in the late 1940s, is set back from Main Street on the Aylesbury side of this rural village. Typical for houses of that time the house features solid internal walls throughout, and significantly, no other dwelling can be seen when looking out of the front or the back windows.

The large garden backs onto working fields and beyond the fields are Grendon woods which provide a picturesque backdrop and beautiful outlook. Due to the configuration of the house and size of the garden, the house is suited to single or double storey extension at the rear, subject to planning permission and this is something that several homes in the row have already taken advantage of. The front door opens to the hall and on your left is a shower room with a wc and wash basin. The kitchen/dining room has cream units and wood worktops incorporating a one and a half bowl sink and spaces are provided for a cooker/oven, a washing machine and a dishwasher. Attached to the kitchen are

the boiler room and opposite a useful storage room which some have converted into utility rooms. The spacious sitting room runs the depth of the property and has a dual aspect and an open brick fireplace.

Upstairs are three bedrooms, two doubles and a good single, both double with built in wardrobes. The bathroom contains a white suite and over the bath is a hand held shower. The loft is part boarded.

OUTSIDE

To the front of the house is a very pleasant garden and although there is ample shared parking off the road many of the other Oak Tree Cottage residents have converted their frontage into driveways.

The back garden can be accessed via the gated side entrance or the boiler/store rooms. Some slabs have been laid to provide a patio and then it is mainly lawn

stretching to just under 100ft. There are planted flower shrub and flower beds and central is a superb silver birch tree.

Three timber sheds are situated in the garden.

Previously mentioned is the outstanding view, it is quite stunning.

COUNCIL TAX – Band C £1,988.04

SERVICES

Mains water, drainage and electricity. Oil fired central heating.

VIEWING

Strictly via the vendors agent W Humphries Ltd

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 in the village and Main Street.

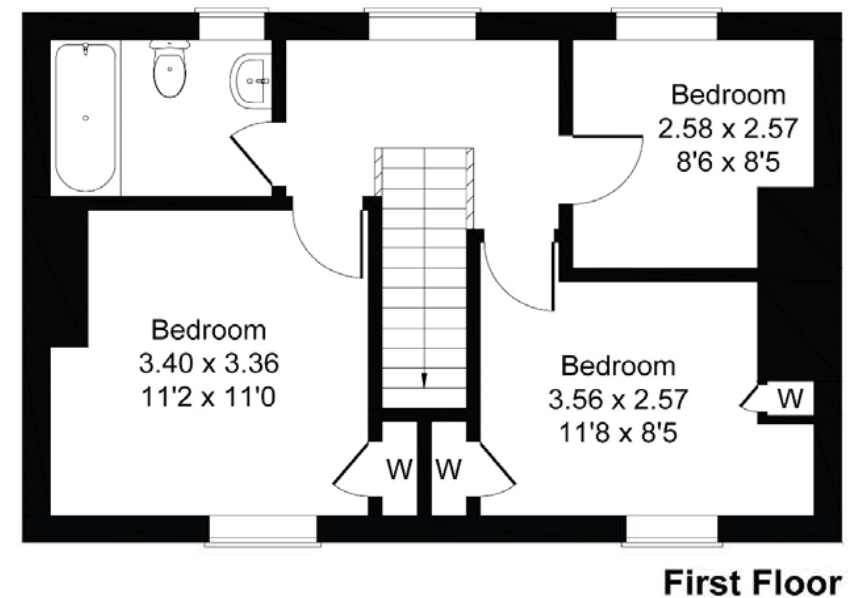
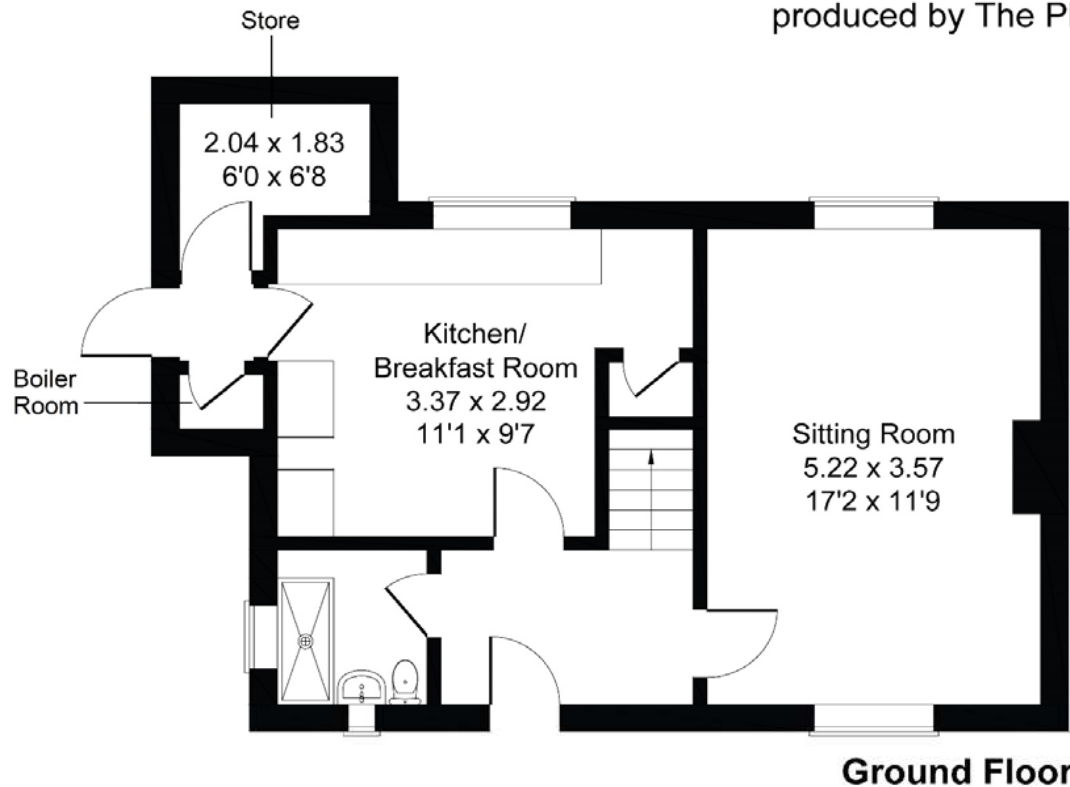


3 Oak Tree Cottages

Approximate Gross Internal Area = 90.40 sq m / 973.05 sq ft

Total = 90.40 sq m / 973.05 sq ft

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





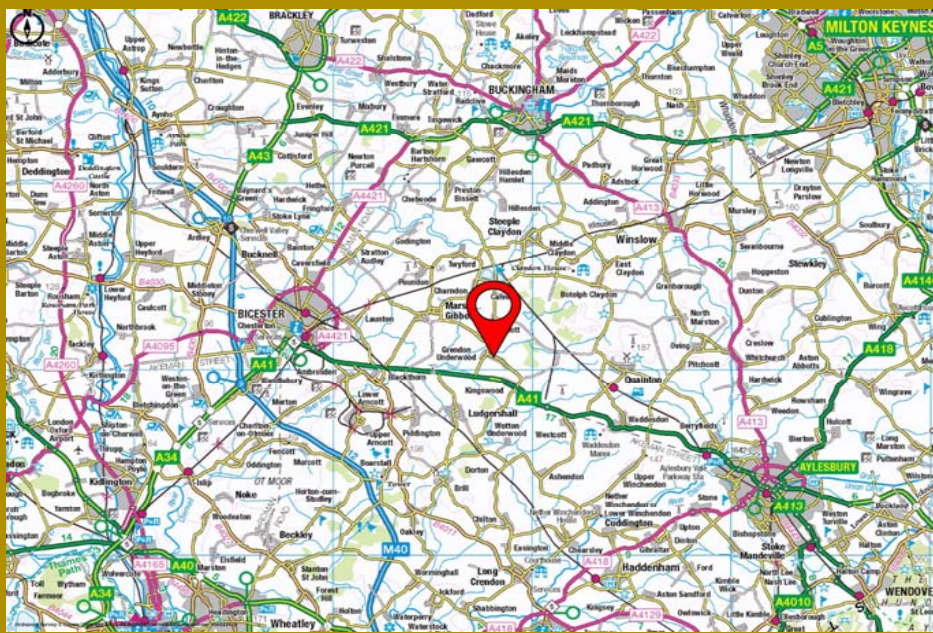




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- 6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		