



**5 Leonards Gate, Grendon Underwood,
Buckinghamshire, HP18 0WA**

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)

5 LEONARDS GATE, GRENDON UNDERWOOD, BUCKINGHAMSHIRE, HP18 0WA

**SUPERB CONTEMPORARY HOUSE LOCATED AT THE EDGE OF THE VILLAGE.
BEAUTIFULLY PRESENTED AND A 70FT PRIVATE GARDEN BACKING ONTO FARMLAND
WITH GRENDON WOODS IN THE DISTANCE.**

**Hall, Cloakroom, Kitchen/Dining Room, Sitting Room, Conservatory, Three Bedrooms (1 Ensuite) &
Family Bathroom. Driveway for 2/3 Vehicles. EV Car Charging Point. Long Enclosed Garden**

GUIDE PRICE £390,000 Freehold

DESCRIPTION

Leonards Gate is a small development at the southern tip of the village built by Messrs Cala Homes circa 2018/19. Number 5 is in a terrace and backs onto open countryside that provides a wonderful view, particularly from the first floor of the house.

The beautifully presented accommodation benefits from LED downlighting pretty much throughout and the owners added a conservatory approximately two years ago thus there are now two reception rooms, the conservatory which overlooks the garden has a porcelain floor. At the entrance is a hall and staircase and off to the right a cloakroom with a wc and wash basin. There is a useful coats and boots cupboard that has an automatic light and the halls grey tiled floor also adorns the cloakroom and continues into the kitchen/dining room.

The kitchen is fitted in dove grey soft close units and white quartz worktops. Integrated are a slimline dishwasher, fridge/freezer, washer dryer, oven and gas hob, and all the appliances except the washer/dryer are 'Bosch', including the brushed chrome extractor hood above the hob.

Upstairs the landing is a good size and has a closet. Two bedrooms occupy the front, one a double and the other a nice single, both served by a very smart bathroom that has a tiled floor and walls, large mirror, and a shower over the bath.

The main bedroom (with 2 wardrobes built in) really benefits from the rural aspect and enjoys great views and there is an excellent ensuite shower room.

We are informed the loft has a light, extra insulation and is roughly 80% boarded.

OUTSIDE

The parking is at the end of the terrace, a driveway for 2 or possibly 3 vehicles with an EV car charging point. A gated path gives pedestrian access to the back of the garden.

The rear garden extends to some 70ft and is fully enclosed by timber fencing. Mainly laid to lawn a path leads down to the decked terrace and wooden gazebo. Remaining is a 32A Blue Whale Spa hot tub that has 3 seats and 2 beds.

COUNCIL TAX

Band D £2,346.97 2025/26

AGENTS NOTES:

- i. There is approx. 3 years NHBC remaining.
- ii. An annual service charge of approximately £200.00 is payable to the management company which contributes towards maintenance of the roadway, landscaping, maintenance of the street lighting and electricity for street lighting, insurance and management fees.

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 16th and 17th 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.

SERVICES

Mains water, drainage and electricity. LPG fired central heating via a tank that supplies the development.

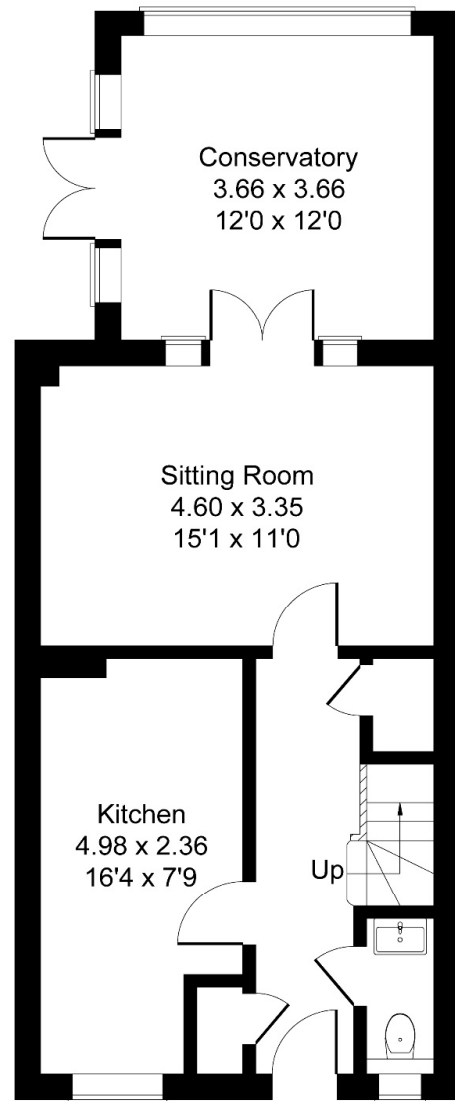
VIEWING - Strictly via the vendors agent W Humphries Ltd



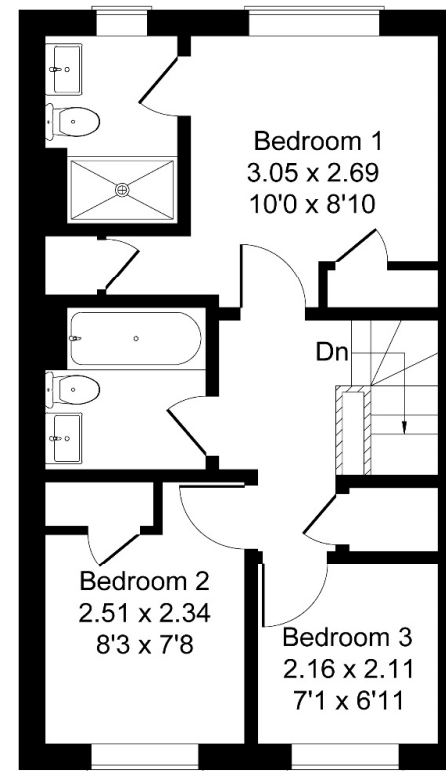
5 Leonards Gate

Approximate Gross Internal Area = 92.49 sq m / 995.63 sq ft

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



Ground Floor



First Floor









IMPORTANT NOTICE

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- 2 All measurements, areas and distances mentioned in these particulars are approximate and are issued as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
- 3 Photographs incorporated within these particulars show only certain parts of the property and no assumptions should therefore be made in respect of parts of the property which may not be shown.
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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.

