



**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

A REFURBISHED HOUSE AND BUILDERS YARD ON A 0.4 ACRE PLOT. THE CURRENT PROPERTY HAS FORMAL GARDENS WITH THE YARD BEHIND COMPRISING A SUBSTANTIAL RANGE OF OUTBUILDINGS (CIRCA 2000 SQ FT) AND HARDSTANDING.

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

GUIDE PRICE £925,000 Freehold

DESCRIPTION

Briar House offers numerous possibilities. The main house has been modernised by the owners and now boasts beautiful, spacious accommodation, in which much work has been carried out and a list of the improvements can be found further ahead within this brochure.

In recent history the property was used as a builders yard and prior to that an old coal yard, each having been enhanced over the years. Similar to the house the current owners have updated the yard and buildings to an excellent standard and the whole site is perfectly primed for occupation for residential or commercial use.

The property conjures up many options in terms of how it is utilised, one could continue as was intended by living in the main dwelling and running a business from the buildings, or potentially have more than one business operating from the yard. Another option would be to separate off the existing house and try to obtain planning consent for a new property or properties to be built or converted from the outbuildings.

Any 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.

The house is presented freshly decorated and completely renovated, its rooms of generous dimensions with big picture windows letting in lots of natural light and it feels of a time when less rooms of larger proportions were more favorable than cramming in box rooms.

At the front is a porch. The entire ground floor has had high quality Amtico 'signature range' parquet flooring laid in a herringbone fashion and it looks and feels superb. From the hall to the left is a sitting room where a woodburning stove has been introduced in the fireplace, said fireplace framed by carved timber beams. A dining room looks over the rear garden and beyond a study area leads back into the hall. The kitchen/breakfast room is fantastic and refitted now comprising a comprehensive range of oak fronted soft close sage units complimented by white quartz counters and backstands, the same combination forming the central island. Integrated are Bosch appliances including a dishwasher, 5 plate induction hob, 2 ovens and a grill. A space within the cupboards has thoughtfully been left for a larger fridge/freezer. French 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 also outside. A storage cupboard is shelved and has plumbing for a washing machine and there is an adjoining shower room.

Upstairs the main bedroom enjoys lovely views to Grendon Woods and the ensuite has more Amtico flooring (this time in a harlequin pattern) and a cast iron freestanding roll top bath with the room encased in painted wooden panelling. Both guest bedrooms are also doubles and these are served by a contemporary shower room.

OUTSIDE

Attached to the house is the garage with an electric up and over door at the front onto block paved parking.

You then begin to enter the yard, firstly an open bay store, brick and block built, and then 2 enclosed stores although all of this building is open plan. Half of the roof has been replaced by concrete fibre. Behind this building is a wide covered passageway and then 2 more substantial stores, each with LED lights. Standing adjacent to those stores is another open bay building.

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 has LED strip lights and an extraction fan and the office has been redecorated with a new gas boiler in situ to fire the central heating. A kitchenette and separate toilets are provided for the office and workshop. This building has broadband and is alarmed.

A layout of the yard can be found on the plan herein.

The house does have gardens, to the front is a generous south facing lawn with another lawn to the rear.

The entrance to Briar House is via heavy secure electric gates.

COUNCIL TAX - Band F £3,569.64 2026/27

The yard has a rateable charge of £800.00 per annum

VIEWING - Strictly via the vendors agent W Humphries Ltd

SERVICE - Mains water, drainage and electricity. Oil fired central heating to the house. Phase 3 electricity to the workshop and office. LPG fired heating to the office. The workshop and office are separately metered.

FEATURES AND SPECIFICATIONS:

- The house has been rewired.
- LED downlighting to the kitchen and shower rooms
- Hard wired smoke alarms
- Upgraded heating (2025) with new pressurised system and Worcester oil boiler (guaranteed for 10 years)
- Renovated bathroom and shower room
- Top quality Amtico flooring on ground floor
- New office gas boiler (2025)





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

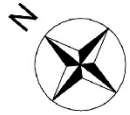
Preparatory schools at Ashfold, Swanbourne and Oxford.
Village Primary School at Grendon Underwood
Waddesdon Secondary School.
Public schools at Stowe, Berkhamsted and Oxford.
Grammar Schools at Aylesbury.

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.





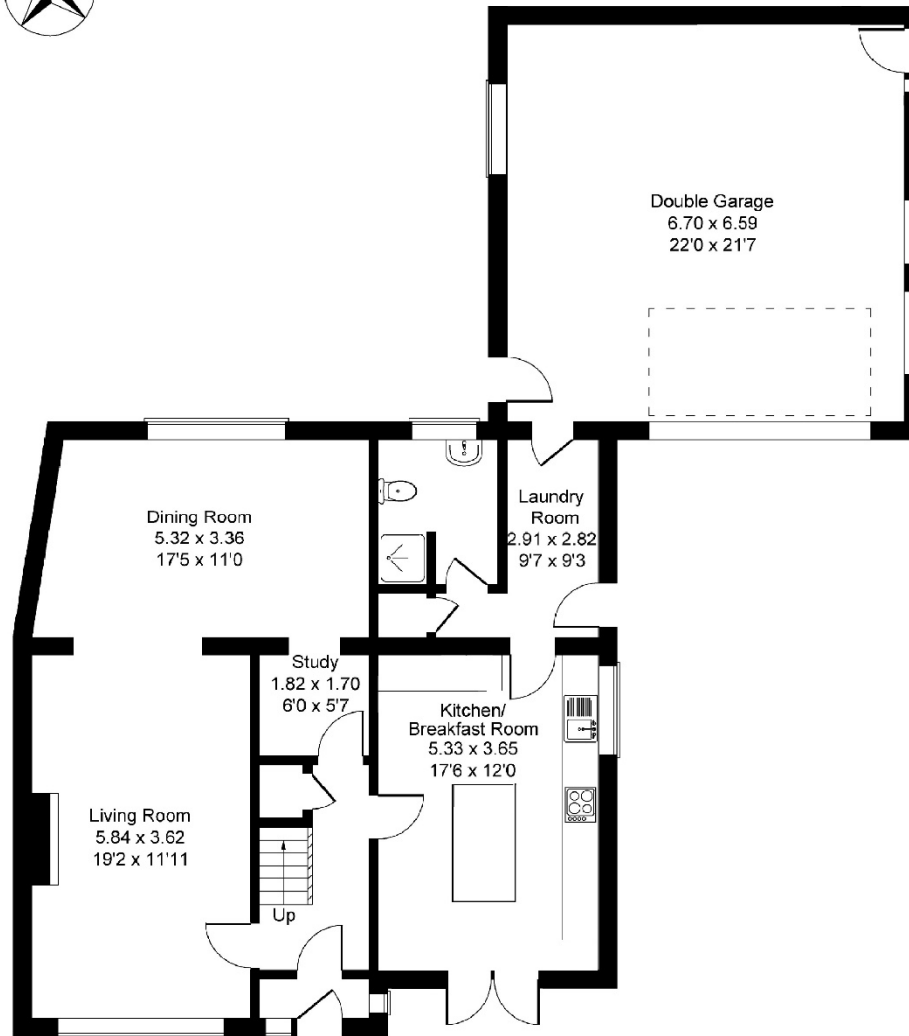


Briar House

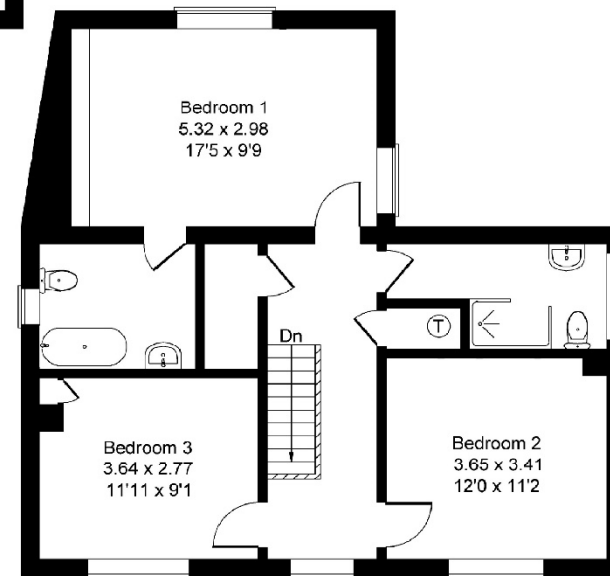
Approximate Gross Internal Area = 156.64 sq m / 1686.05 sq ft

Garage = 44.15 sq m / 475.22 sq ft

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



Ground Floor

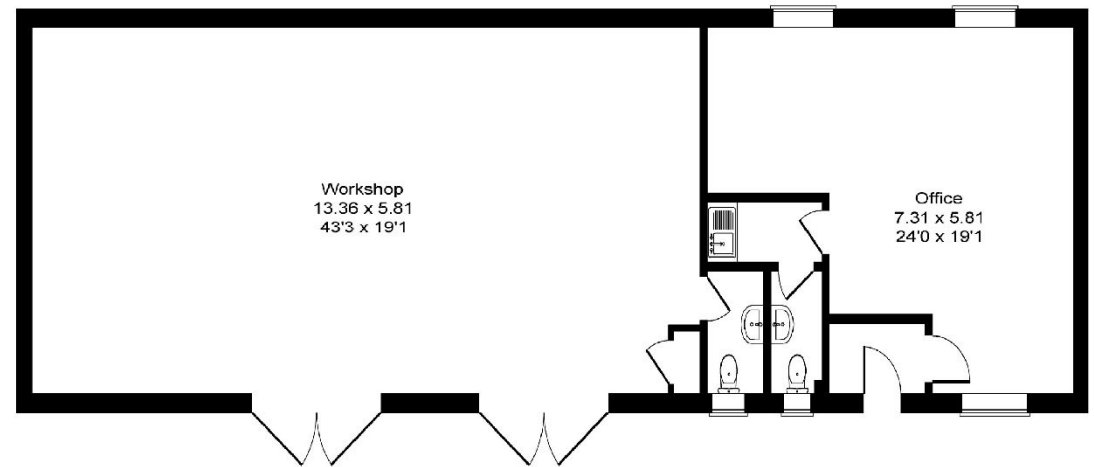
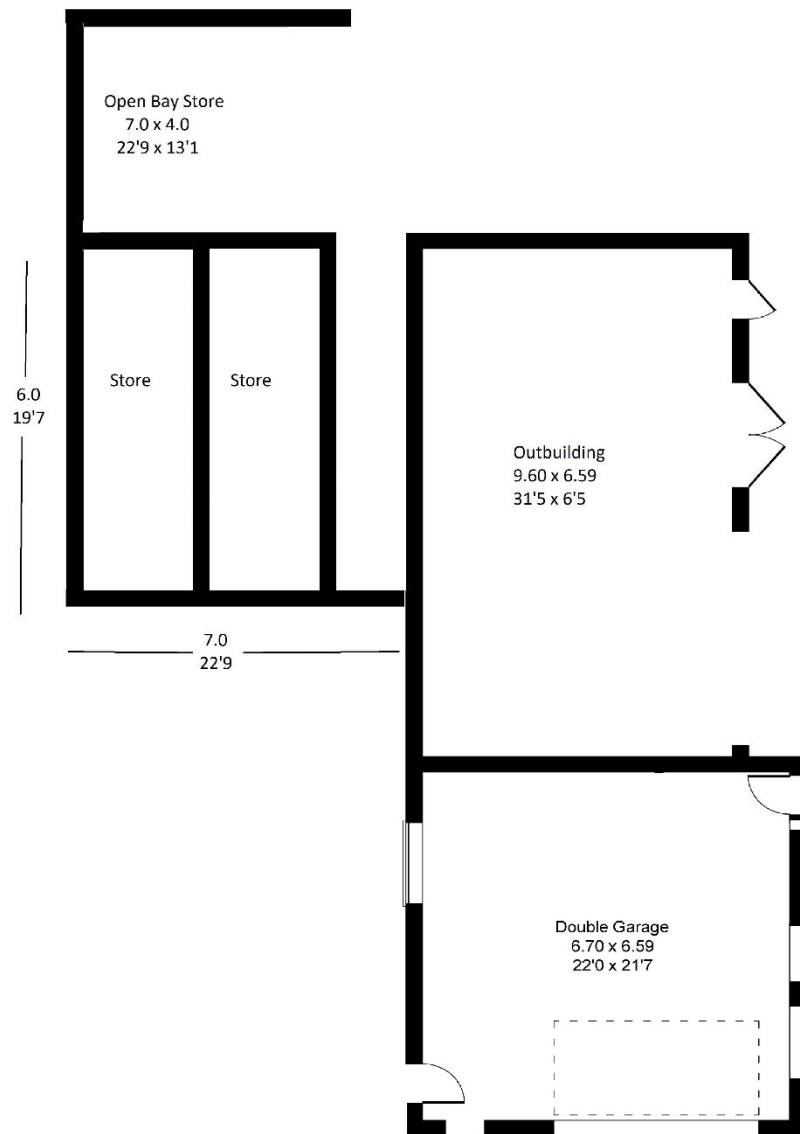


First Floor









Outbuilding & Stores 63.26 sq m/ 680.92

Workshop 77.62 sq m/ 835.49

Office 42.47 sq m/ 457.14

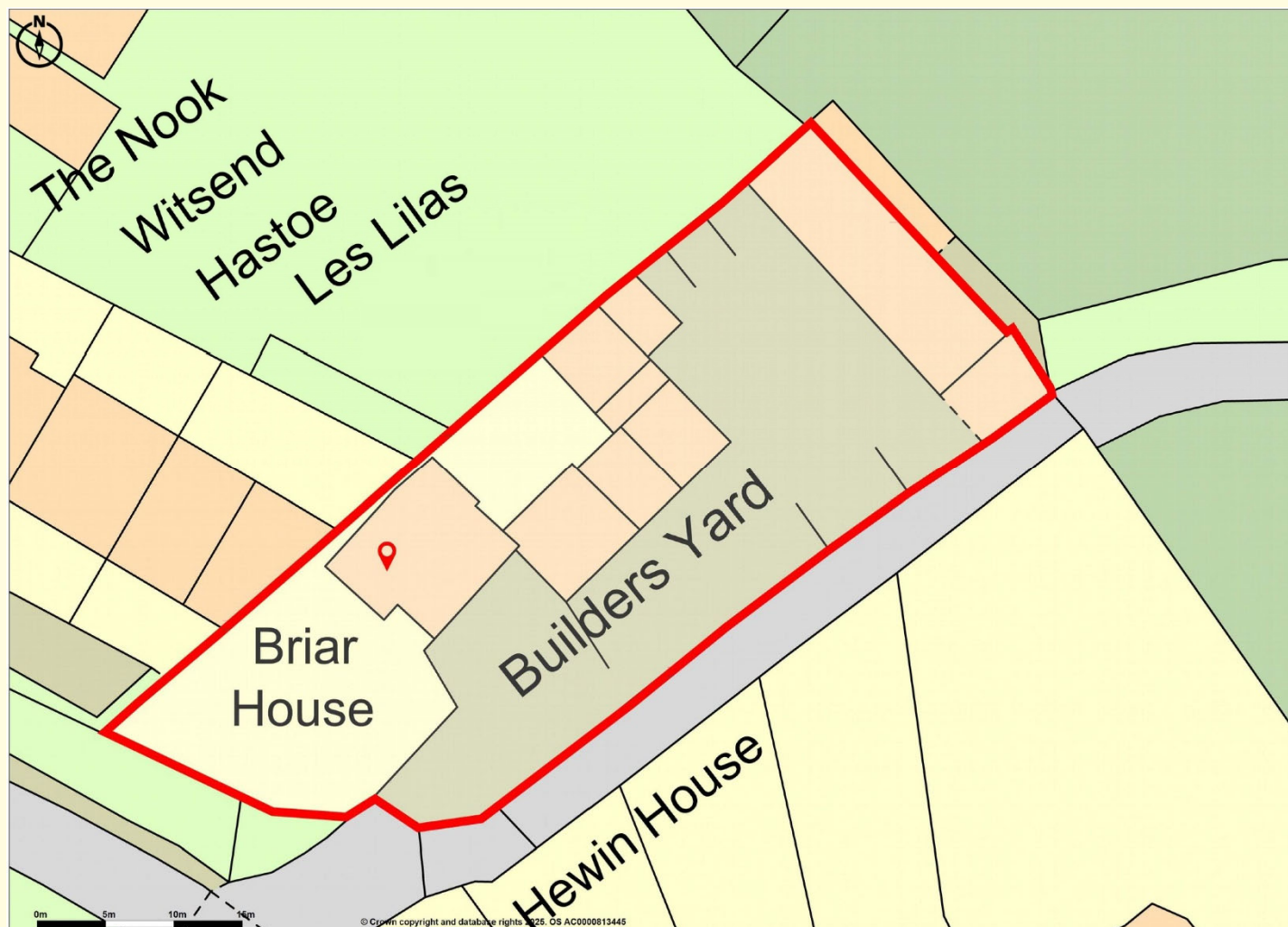
Total 183.62 sq m/ 1976.47

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







IMPORTANT NOTICE

W. HUMPHRIES for themselves and as Agents to the Vendors of the property give notice that:

- 1 These particulars have been prepared to give a fair overall description of the property whilst some descriptions are inevitably subjective, all information is given in good faith. No statement within these particulars should be relied upon as being either a statement or a representation of fact. The descriptions within do not contribute part of any offer or contract.
- 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.
- 4 Nothing in these particulars should be seen as a statement that the property or any fixture described is in good condition or otherwise. Purchasers must satisfy themselves as to the condition of any property or item included within the sale. None of the appliances or services mentioned in these particulars have been tested by W. Humphries and no warranty is given or implied by them that they are in good working order.
- 5 If reference is made either to alterations to the property or a change of use, no warranty is given by W. Humphries or the Vendors/Lessors that any planning or other consents or Building Regulations approval has been obtained. Where references are made to potential uses (subject to planning) this information is given in good faith although purchasers must take their own enquiries to the relevant authorities.
- 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.

