



Pen House, Grendon Road, Edgcott,
Buckinghamshire, HP18 0TN

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury approx. 11 miles, (Marylebone 55 mins.), Thame & Haddenham Parkway approx. 13 miles, (Marylebone 40mins) Bicester 8 miles (Marylebone 50 mins)
PEN HOUSE, GRENDON ROAD, EDGCOTT, BUCKINGHAMSHIRE HP18 0TN

**A WELL PRESENTED DETACHED FAMILY HOME IN THE WADDES DON SCHOOL
CATCHMENT SET BACK FROM THE ROAD ENJOYING A GOOD SIZE PLOT WITH
GENEROUS FRONT AND REAR GARDENS**

**Porch, Hall, Wet Room, Kitchen, Utility Room, Family Room/Study, Large Sitting and Dining Area, 4
Bedrooms (1 Ensuite) Shower Room. Double Garage & Driveway. Mini Football Pitch at Front. 80ft
Rear Garden**

GUIDE PRICE £499,950 Freehold

DESCRIPTION

The house was extended circa 2014 on the ground floor which created an excellent reception room onto the garden, also a small addition on the side facilitated a very useful new wet room. The plot provides a large back garden and adjacent the double garage there is a 42ft x 32ft fully enclosed patch of lawn, a great small-scale sports field! The doors and windows have been recently replaced, as has the bathroom and it should be noted that the reception room extension has footings capable of taking a second floor extension above.

At the entrance is a double glazed composite door into a long porch that has a window and a terracotta floor. The next double glazed door enters the hall where beneath the dogleg staircase is a cloaks cupboard. The wet room is equipped with a wc, wash basin and a handheld and overhead shower option. The reception room at the front I have named a family room but it could easily be a study, playroom or studio for example and the two principal reception rooms are flexible, either or in terms of dining and sitting areas, one with a part vaulted ceiling, remote controlled velux windows, underfloor heating and LED downlighting, that enjoys bifold doors across the end onto the terrace. The other room benefits from the open fireplace, the chimney breast of said open fireplace defining the two rooms.

In the kitchen are white hi-gloss, soft close units and solid black quartz worktops complimented by the black granite tiled flooring, the worktop incorporating a double width sink. Integrated appliances comprise a Bosch dishwasher, Neff oven/grill and Neff induction hob that has a brushed chrome backplate and an extractor hood above. In the utility room are more units and worktops, the black granite floor continues and spaces are available for a fridge/freezer, washing machine and tumble dryer.

Upstairs the good size landing can host a desk under the window and there is an airing cupboard and linen closet. Three of the four bedrooms are doubles, the back bedrooms with an outlook over the garden and some charming woodland. Both the ensuite and main bathroom have smart white fittings and shower cubicles. The loft is centrally boarded with lighting and the open truss design enables wonderful storage.

OUTSIDE

In front of the double garage is hardstanding for 2 vehicles, the double garage is detached and it has an electric up and over door, concrete floor and a personal door.

Left of the garage is the enclosed grass area within which is a 12' x 10' timber shed on a concrete pad.

Ahead of the house is a decent garden, flowers and shrubs, and each side of the house you find gated accesses to the rear.

The rear garden stretches to 80ft plus in depth and benefits from a south easterly aspect. Immediately off the house is a paved patio and gravel terrace with a raised flower and herb bed, then beyond the climber covered trellis is a lawn and an empty and disused 'T' shaped pond formed by sleepers which could be reinstated if so desired. In the far corner stands a 14' x 9' wooden summerhouse.

A neighbouring garden and copse form the scenery and provide a non-overlooked and pleasant view.

COUNCIL TAX - Band E £3,068.22 per annum 2026/27

SERVICES - Mains water, drainage & electricity. Oil fired central heating. Hot water cylinder and loft cold water storage tank almost new.

VIEWING

Strictly via the vendors agent W Humphries Ltd

LOCATION

Edgcott is a small village situated in the Vale of Aylesbury about 8 miles to the south east of Bicester and 12 miles to the north west of the county town of Aylesbury. The village consists of period houses and cottages with some conversions of old farm buildings.

St Michael's gothic church of the 14th and 15th centuries is in the main the church you see today. General stores can be found in Calvert and Grendon Underwood (the latter with a post office) Public houses/restaurants are in Grendon Underwood and Kingswood.

The surrounding market towns and villages provide a wealth of historical and interesting places to visit including Waddesdon Manor, Claydon House and Quanton Steam Railway. Extensive shopping facilities are situated at Bicester where you can find the internationally renowned Bicester Village and slightly further afield are Aylesbury, Oxford and Milton Keynes.

The A41 provides easy access into Aylesbury, Bicester and the M40 network. Rail connections are fast and convenient reaching London Marylebone in under an hour from Aylesbury. The Bicester stations connect to Oxford and

Birmingham, and London is under an hour. Services to Euston are available from Cheddington, Leighton Buzzard and Milton Keynes.

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.





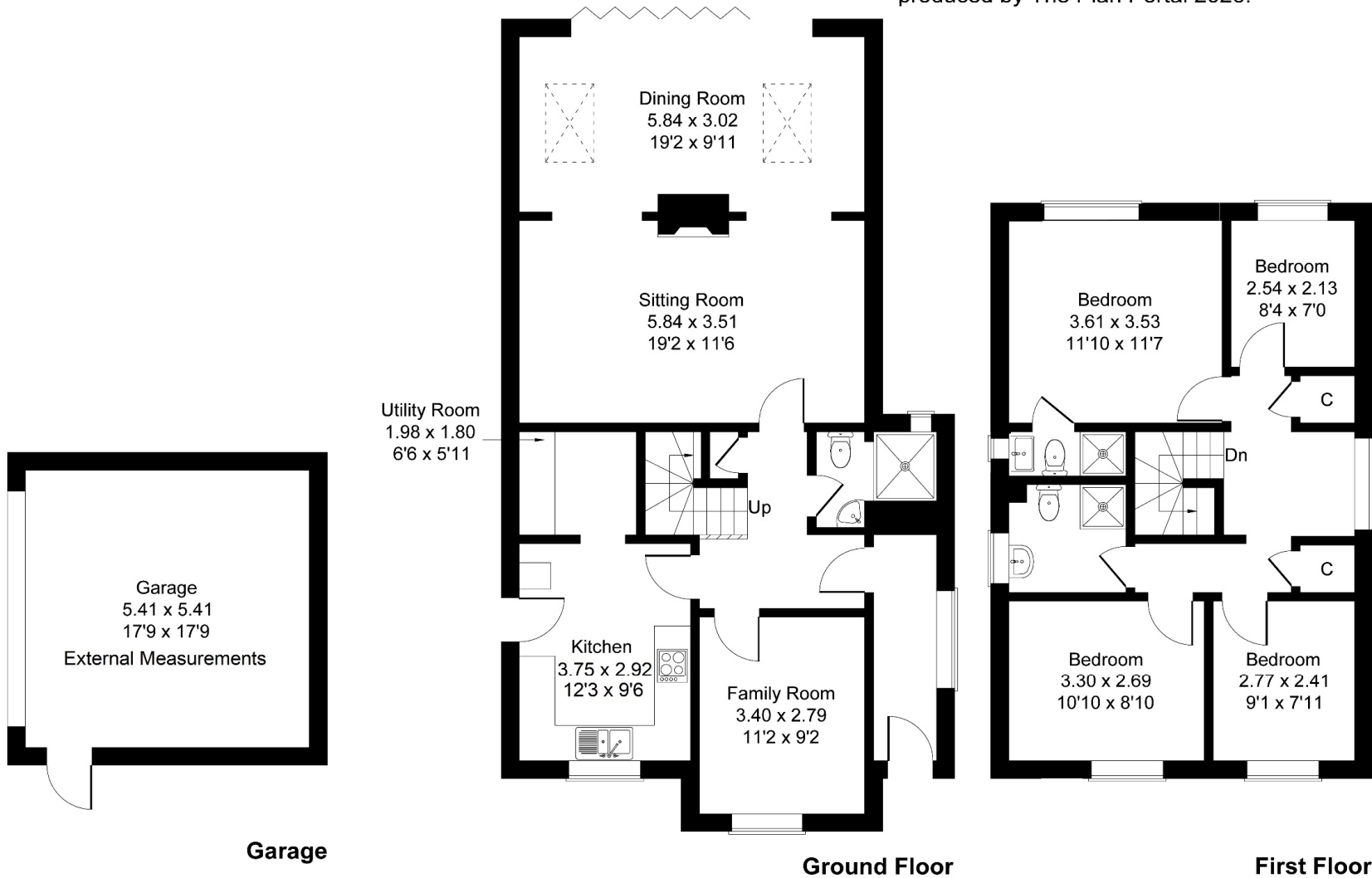
Pen House

Approximate Gross Internal Area = 137.21 sq m / 1477 sq ft

Garage = 23.03 sq m / 248 sq ft

Total = 160.24 sq m / 1725 sq ft

Illustration for identification purposes only,
measurement are approximate, not to scale,
produced by The Plan Portal 2026.

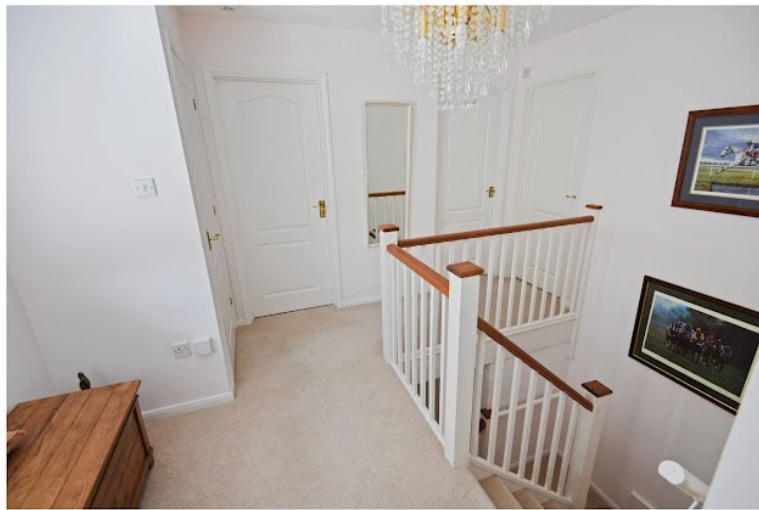




Backdrop and view from main bedroom







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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.

