



**Three Hills, Grendon Road, Edgcott,
Buckinghamshire, HP18 0TN**

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 8 miles, Bicester 6 miles, (Marylebone 55 & 70 mins respectively) M40 Jnc 9 10 miles. (all times & distances approx)

THREE HILLS, GRENDON ROAD, EDGCOTT, BUCKS, HP18 0TN

IN THE WADDES DON SCHOOL CATCHMENT, A WONDERFUL EXTENDED PERIOD COTTAGE THAT HAS UNDERGONE MAJOR RENOVATION IN RECENT YEARS. EXCELLENT FAMILY ACCOMMODATION, LARGE GARDEN ONTO FIELDS AND GREAT OUTSIDE ENTERTAINING AREA.

4 Reception Rooms, Cloakroom, Lovely Kitchen, 4 Bedrooms, Bathroom. Driveway for 3 Vehicles. 100ft Private Garden. Covered Terrace, Bar & Outdoor Kitchen. Office, Store & Gym.

GUIDE PRICE £625,000 Freehold

DESCRIPTION

The current owners have refurbished and substantially extended Three Hills, the majority of the work taking place around 13 years ago. It has been rewired, an air source heat pump heating system installed, double glazing fitted and the entire accommodation modernised. All of this has been done with the original 1860 cottage very much in mind and the retention of the character of that period, typified by the owners finding the original inglenook fireplaces in the front rooms whilst renovating and replicating the rear sitting room fireplace to match.

There are three reception rooms offering flexible use although the largest would by design be the main sitting room and said sitting room has full height french doors and casement windows to maximise the indoor/outdoor living style. All three are adorned with cast iron woodburning stoves sat upon slate hearths.

What could be described as the fourth reception room is the dining room and this opens into the kitchen/breakfast room which was refitted again in 2019, there are cream coloured shaker style soft close units and solid wood worktops. Integrated are a dishwasher, fridge/freezer, washing machine, double oven (Zanussi) and an induction hob that has a contemporary extraction hood. This lovely room also enjoys a light lantern and a door to the garden. The downstairs is also equipped with a cloakroom facility.

On the first floor are four bedrooms, certainly three of which are doubles and the smallest a generous single. All but one have wardrobes, the back bedroom benefitting from a wall of wardrobes and a superb rural view. In the bathroom is

a white suite with an independent shower cubicle and panelling behind the freestanding ball and claw feet roll top bath.

OUTSIDE

A path runs up to the entrance. There is a walled front lawn and down the side a driveway to park 3 vehicles.

The rear holds more surprises. It stretches to approaching 100ft in depth, mostly a lawn and some fruit trees and the garden is afforded a high level of privacy. From the Indian stone patio is an outdoor entertaining area and buildings. The pergola has a double glazed covered ceiling with electric windows. It is block paved and contains an outdoor kitchen, marble tops and a built in gas hot plate. Then is a bar room, this has laminate floor, electricity and bi fold doors with blackout blinds. Next are a timber shed and store or office and a gym. The office has wired ethernet and electric sockets and is alarmed. The garden also has electric sockets dotted around.

The pictures herein hopefully do this superb space more justice than the description.

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 in 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, Buckingham and Aylesbury.

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. 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.



COUNCIL TAX – Band B £1,952.50 2026/27

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.

VIEWING - Strictly by appointment through the vendors agent W. Humphries at Waddesdon. 01296 658270

SERVICES - Mains Water, Electricity & Drainage. Air source heat pump.



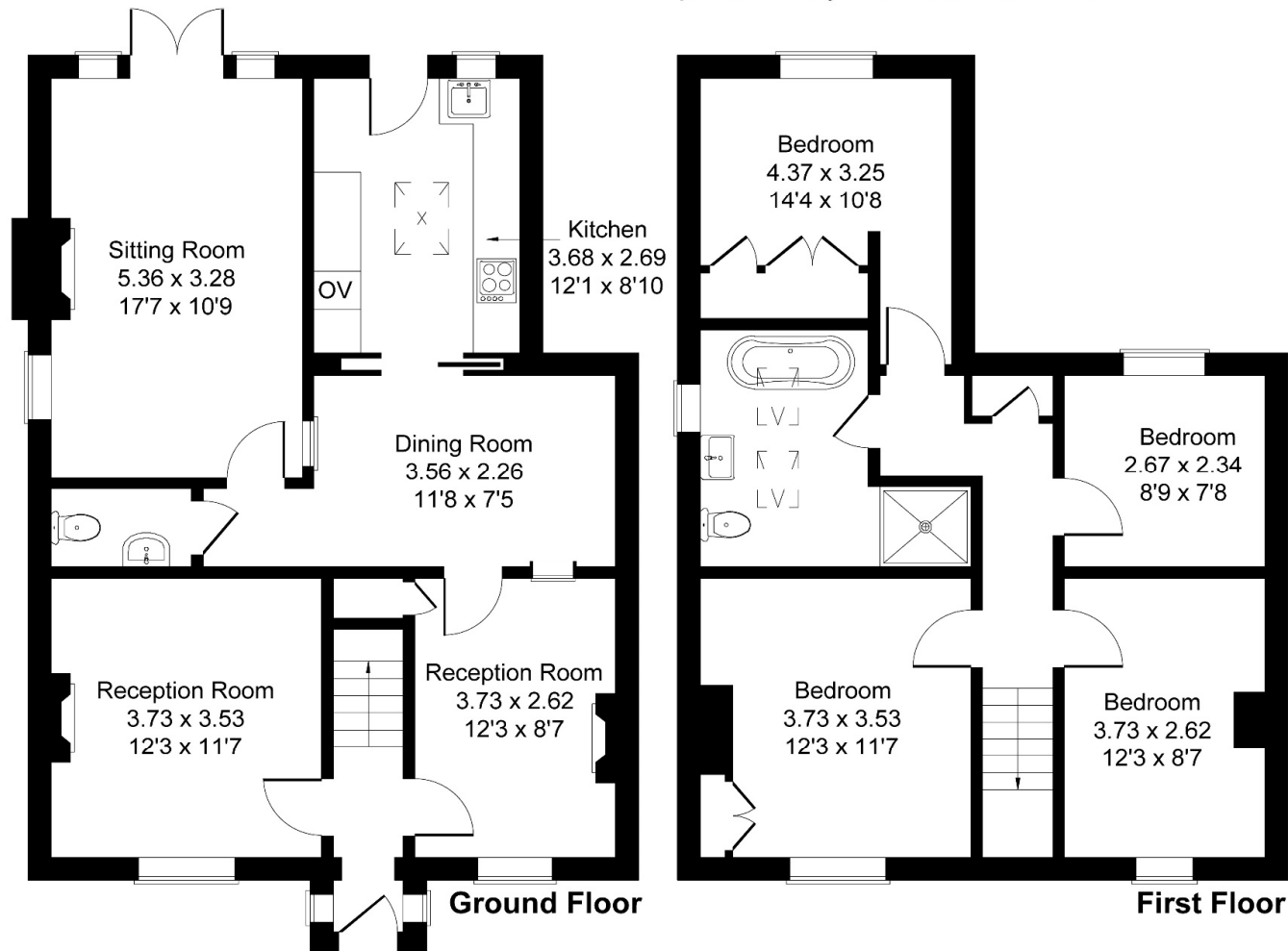
Three Hills

Approximate Gross Internal Area = 133.42 sq m / 1436.20 sq ft

Outbuilding = 31.34 sq m / 337.38 sq ft

Total = 164.76 sq m / 1773.58 sq ft

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



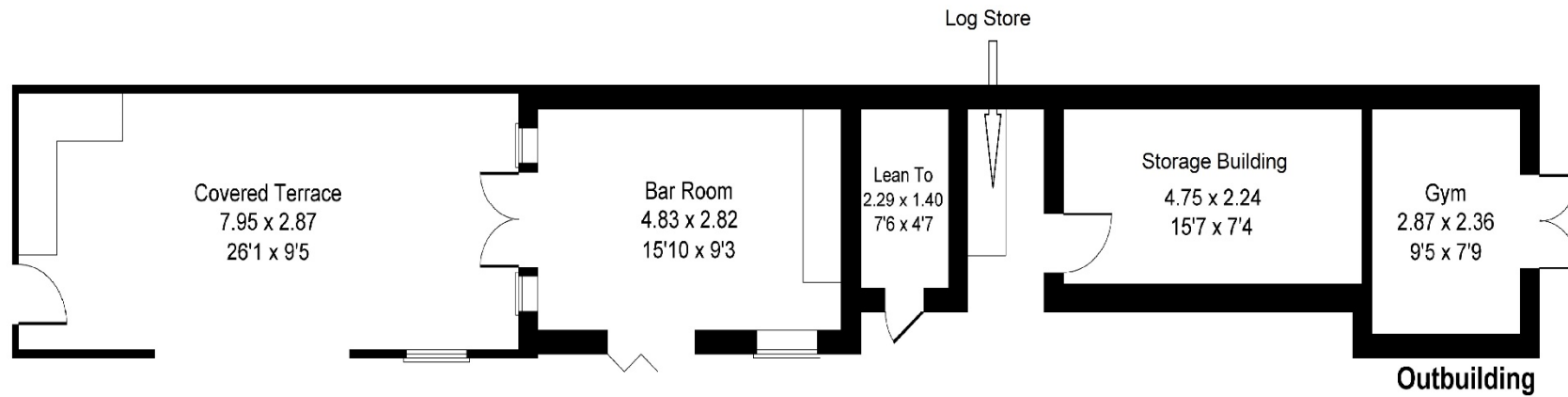
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