

The Old Post Office Main Street, Grendon Underwood, HP18 0SP

Guide Price £675,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS







The Property

A delightful double-fronted detached house from the Edwardian era offering spacious, light and bright accommodation in a highly desirable village. Now with consent for additional parking to right of the house.. The Old Post Office offers generous living space with typically well-proportioned and light rooms many being dual aspect with desirable and appealing features. Large hallway leading to a particularly large sitting room that is triple-aspect with a lovely fireplace. The vaulted dining/family room is open plan to the kitchen which opens up into the pretty, well-established rear garden. There is also a; snug sitting room, study, utility room and cloakroom. All four double bedrooms are well proportioned. The master bedroom offers a sizeable ensuite, and there is a large family bathroom. As well as a garage there is now additional parking consented and an attractive, wrap-around, well enclosed garden. No Onward Chain.

MATERIAL INFORMATION

Mains water, electricity & drainage are connected. Heating is via oil fired system to radiators. All broadband speeds up to & including Ultrafast available. All major mobile phone providers have coverage for all outdoor services. Indoors EE, 3 & 02 have coverage for voice & EE & 3 have coverage for data. Properties built pre-2000 may contain asbestos, either in certain materials used in their construction, or in certain materials used in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.
Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing.
Local Search - Cherwell District Council - G. EPC - E







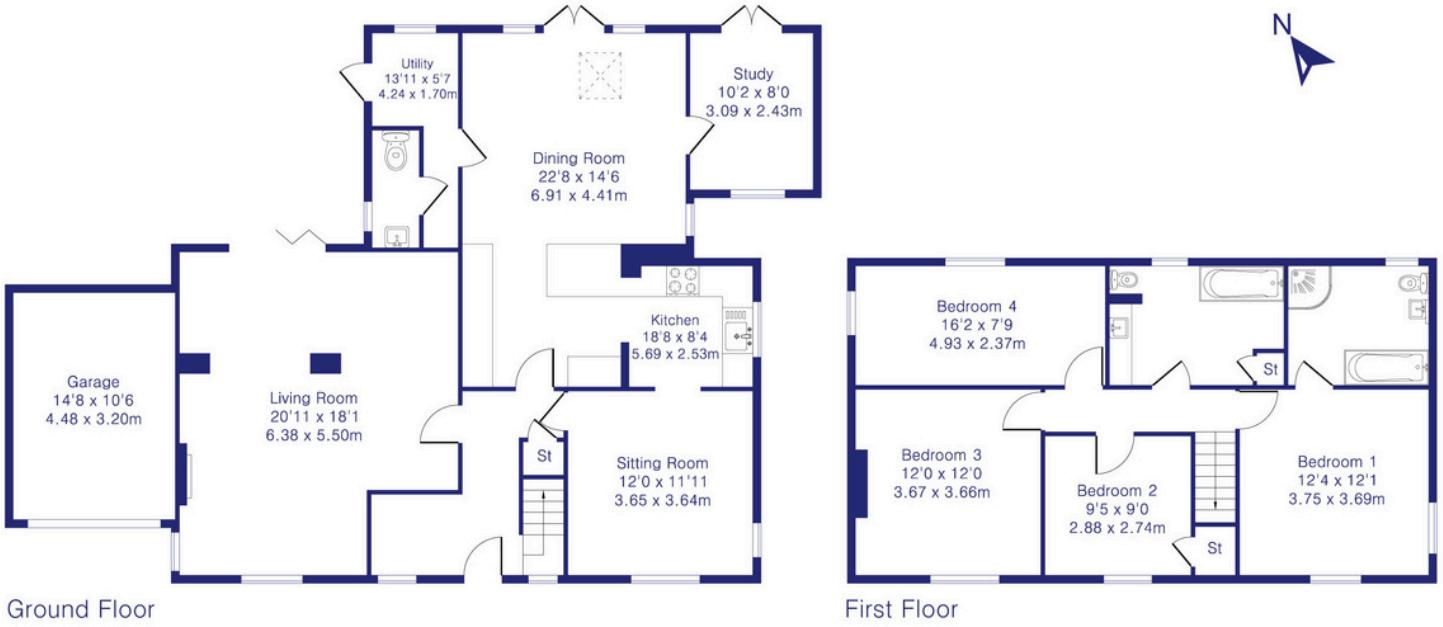
Key Features

- Delightful double-fronted detached house
- Generous, light and bright accommodation
- Highly desirable village with amenities
- Large living room with fireplace
- Vaulted dining/family room, open plan to kitchen
- Two further reception rooms and cloakroom
- Four spacious double bedrooms with master ensuite
- Pretty enclosed well-established garden
- Waddesdon School and Grammar Schools catchment area
- See our website for up-to-date material information.

The Location

Located in the pretty and desirable village of Grendon Underwood which lies on the Oxford/Bucks border. It lies in catchment for Waddesdon Secondary School as well as the three Aylesbury Grammar Schools. The village provides a well regarded primary school, a thriving shop and active village hall with pop-up pub. The nearby towns of Bicester and Aylesbury provide for all everyday needs with excellent communication links via M40 and rail. Bicester has two train stations providing east/west services to Oxford (soon Cambridge), and north/south services to Birmingham and along with with Aylesbury direct to London; approximately 50 minutes to Marylebone.

Approximate Gross Internal Area 2045 sq ft – 190 sq m
Ground Floor Area 1302 sq ft – 121 sq m
First Floor Area 743 sq ft – 69 sq m



Ground Floor

First Floor

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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