



Grove Farm
Main Street, Grendon Underwood
Buckinghamshire, HP18 0SJ

£2750 PCM

RB REASTON BROWN

17th Century Grade II Listed Farmhouse Offering 3,113 Sq Ft of Character Accommodation, Four/Five Bedrooms, Mature Gardens, Double Garage & Extensive Parking in a Sought After Village Setting

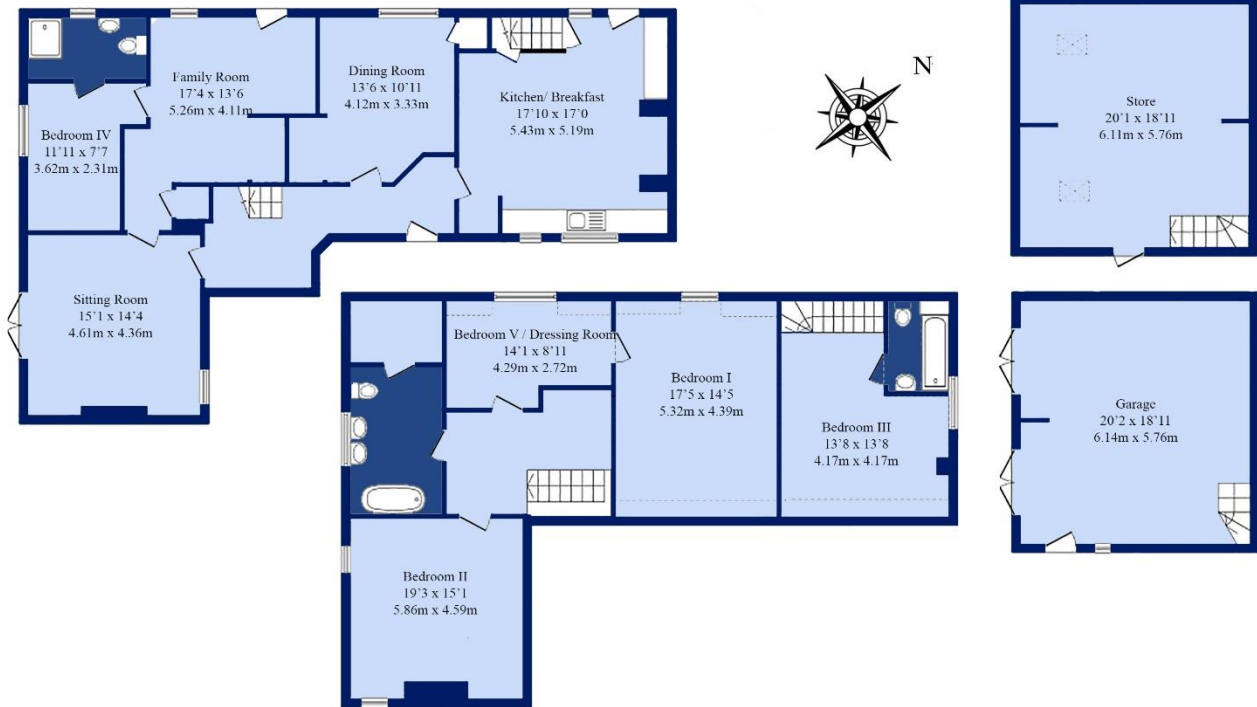
A delightful Grade II Listed farmhouse believed to date from the 17th Century, Grove Farm occupies an enviable position within the heart of this sought-after Buckinghamshire village. Offering over 3,100 sq ft of accommodation including the garage, this charming detached home effortlessly combines period character with versatile family living, all set within generous private gardens. The property immediately impresses with its wealth of original features, including exposed beams, inglenook fireplaces, flagstone flooring and a traditional thatched roof. The accommodation is arranged to provide both flexibility and practicality, making it equally suited to growing families or those seeking space to work from home. At the heart of the home is an impressive farmhouse kitchen/breakfast room, offering excellent space for everyday living and entertaining. A formal dining room and separate family room provide further reception space, whilst the inviting sitting room enjoys direct access to the gardens and a wealth of character throughout. One of the property's most attractive features is the flexibility of its bedroom accommodation. The ground floor provides a bedroom served by an ensuite, whilst the first floor offers three/four further bedrooms, one accessed via the kitchen/breakfast room including a substantial principal bedroom and dressing room/bedroom 5. The layout lends itself perfectly to guest accommodation, dependent relatives or older children seeking independence. Outside, Grove Farm is approached via a generous gravel driveway providing extensive parking and access to a detached double garage. Above the garage is a substantial loft storage area offering excellent potential for a variety of uses. The wraparound gardens are a particular feature of the property, being predominantly laid to lawn and complemented by mature trees, established planting and colourful flower borders. Offering a high degree of privacy, they provide an ideal setting for outdoor entertaining, family life and enjoying the peaceful village surroundings. A rare opportunity to live in a characterful period home offering generous accommodation, beautiful gardens and excellent connectivity, all within a thriving village community. Council Tax: G, Oil Fired Central Heating, EPC Exempt.

Situation

Grendon Underwood is a highly regarded Buckinghamshire village, surrounded by open countryside yet conveniently positioned for access to Aylesbury, Bicester, Oxford and Milton Keynes. The village enjoys a strong sense of community and offers a range of local amenities including a village shop, public house, church, village hall and recreation grounds. The area is particularly popular with families due to its excellent schooling options, falling within the catchment area for a number of highly regarded schools including Aylesbury Grammar School, Aylesbury High School, Sir Henry Floyd Grammar School and Waddesdon Church of England School. A selection of respected independent schools including Ashfold School are also available within easy reach. For commuters, the nearby market town of Bicester provides excellent transport connections. Bicester North Station offers regular services to London Marylebone in approximately 45 minutes, whilst Bicester Village Station provides convenient links to Oxford and London. The A41, M40 and M1 are all readily accessible, making the village well placed for travel throughout the region. Surrounded by attractive Buckinghamshire countryside, Grendon Underwood offers numerous walking, cycling and bridleway routes, whilst nearby Bicester Village, Waddesdon Manor and the market towns of Aylesbury and Buckingham provide an excellent range of shopping, leisure and cultural facilities. Combining village charm with excellent connectivity, Grendon Underwood remains one of the area's most sought-after locations for those seeking a balance between rural living and modern convenience.







Approx. Gross Internal Floor Area 3113 Sq Ft / 289.2 Sq M inc Garage
 Grove Farm, Main Street, Grendon Underwood, Buckinghamshire, HP18 0SJ

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



Costs:- Holding Deposit 1 week's rent (calculated as monthly rent x 12 ÷ 52)

Rent in advance = One Months Rent

Deposit 5 week's rent (calculated as monthly rent x 12 ÷ 52 x 5)

If you provide misleading information on you pre application form or withhold/ delay the referencing process you may forfeit your holding deposit



Viewing is Strictly by Appointment through Reaston Brown

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