

Tavern House, Horseshoes Close, Grendon Underwood, Buckinghamshire,HP18 0UB

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)

TAVERN HOUSE, HORSESHOES CLOSE, GRENDON UNDERWOOD, BUCKINGHAMSHIRE, HP18 0UB

SAT IN A THIRD OF AN ACRE PLOT AND TUCKED AWAY IN THE CORNER OF A SMALL CLOSE, A CONTEMPORARY 4 BEDROOM FAMILY HOUSE WITH FAR REACHING COUNTRYSIDE VIEWS. CATCHMENT FOR WADDESDON SCHOOL

Hall, Cloakroom, Kitchen/Dining Room, Sitting Room, Conservatory, Study, Utility/Boot Room, 3 First Floor Double Bedrooms (1 Ensuite), Family Bathroom, 2 Loft Rooms. Substantial Plot. Driveway Parking & Garage

OFFERS IN THE REGION OF £700,000 Freehold

DESCRIPTION

Horseshoes Close is a small cul de sac in the heart of the village and number 3 nestles in the back corner enjoying a superb open southerly aspect to the rear, its large garden backing onto farmland and fields.

Constructed in 2006 the house benefits from modern features you would expect, the whole of the ground floor enjoys underfloor heating, the rooms are generous sizes and light and the property has a 'Beam' central vacuum system with strategically placed wall inlets throughout.

The entrance is from a patterned glass panel door into the hallway where there is a cloakroom with a wc and wash basin. The flooring is limestone and this continues to the kitchen/dining room where there are a comprehensive selection of soft close, cream shaker style units and black granite effect worktops. Integrated is a dishwasher and remaining a 'Samsung' larder fridge/freezer and a 'Rangemaster' cooking range equipped with 5 halogen hobs, warming plate, 2 ovens and a grill. The kitchen window has a wonderful view over the garden and beyond. In the utility room are more cupboards and worktops and spaces are provided for a tumble dryer and washing machine (plumbing in situ). The utility room also has a back door. The sitting room hosts a handsome cast iron woodburning stove within a large fireplace and the sitting room floor is tiled. Double doors lead to the conservatory where there is a different floor tile**.** The construction is brick and upvc, not everyone's ideal build nowadays however the room itself really takes in the beautiful rural outlook.

On the landing there is a big airing cupboard and the staircase pivots to the second floor. There are three double bedrooms on the first floor, the principal bedroom of excellent dimensions with an expansive choice of furniture including wardrobes and drawers. Again, the view is wonderful and the ensuite shower room nicely fitted. Both guest bedrooms share said wonderful view, bedroom two being dual aspect. In the family bathroom is a white suite of wc, wash basin and accompanying the bath are handheld and overhead rainfall shower options. The paddle staircase delivers you to the attic room, I say room but ostensibly it is two areas and would make a perfect den of living room and bedroom or equally a pleasant studio/office or two with even further enhanced, elevated views. We are informed that plumbing is available at one end of the attic rooms enabling potential for an ensuite to be installed.

OUTSIDE
At the front the tarmac driveway provides parking for 3 vehicles and then there is a single garage.

The rear garden extends to almost 200ft in depth and comprises a simple mix of stone patio and lawn with towards the back boundary an orchard made up of plum, pear, eating and cooking apples and adjacent the trees is a greenhouse. On the patio stands a covered arbour, shed and dog kennel, the covered arbour by design to shelter a hot tub and the electrics are connected for this purpose.

Post and rail fencing mostly encompasses the garden so as not to block out the aforementioned views and along one edge is a particularly pretty 'Wedding Rose'.

Gated access can be found on each side of the house**.**

COUNCIL TAX
Band F £3,569.64 per annum 2026/27

SERVICES
Mains water, drainage and electricity. Oil fired central heating.

VIEWING
Strictly via the vendors agent W Humphries Ltd

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 where you can find the internationally renowned Bicester Village and also Aylesbury, Oxford and Milton Keynes are slightly further afield.

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 also 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.







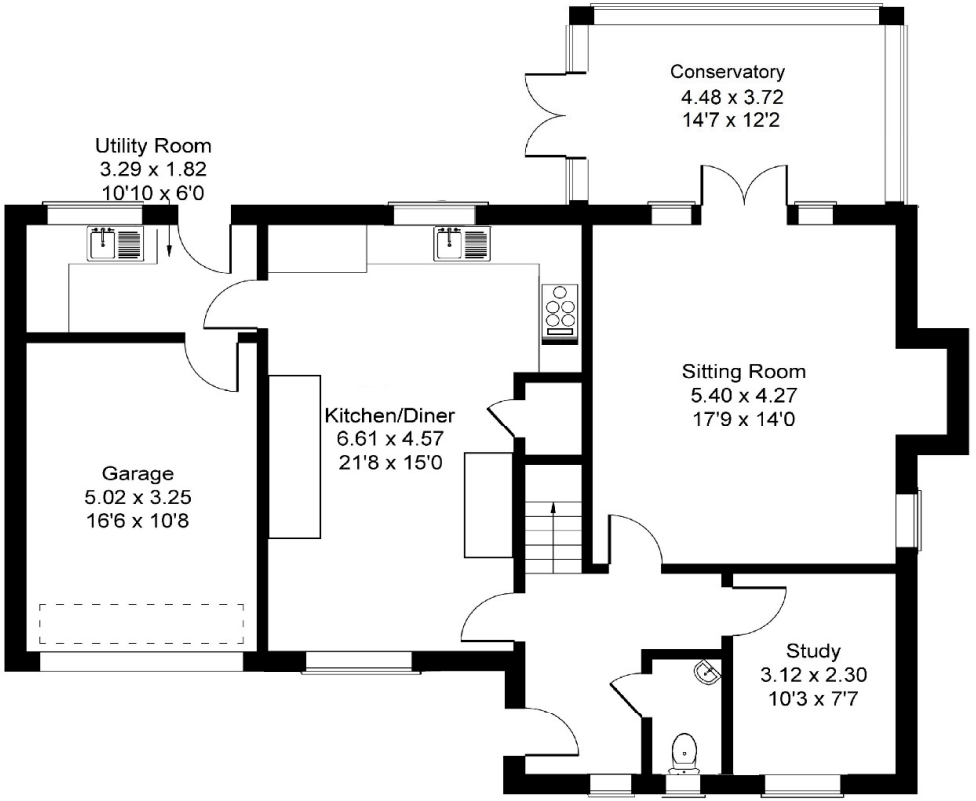




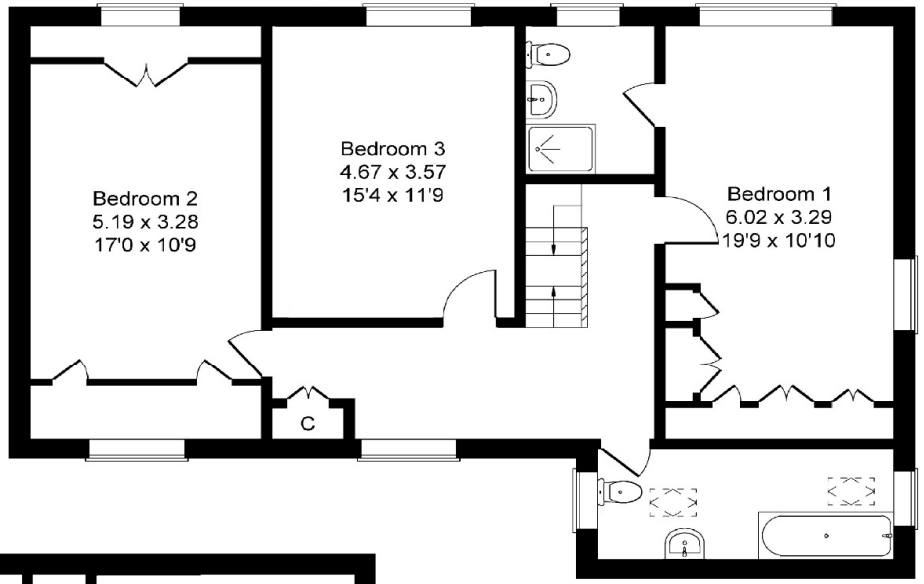
3 Horseshoes Close

Approximate Gross Internal Area = 229 sq m / 2464.93 sq ft

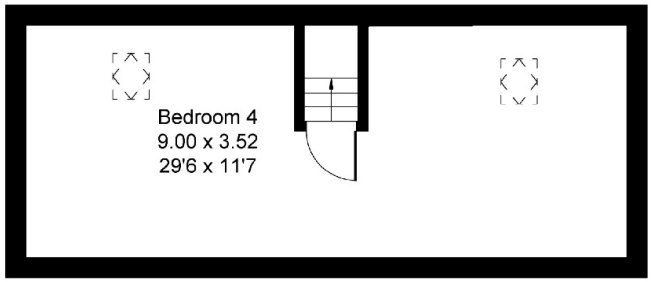
Illustration for identification purposes only,
measurement are approximate, not to scale,
produced by The Plan Portal 2026.



Ground Floor



First Floor



Second Floor








For identification purposes only

















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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.

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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.

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