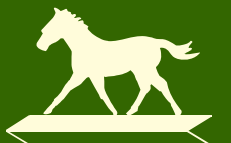




**Rose Cottage, Main Street, Grendon
Underwood, Buckinghamshire, HP18 0SL**

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Bicester approx. 7 miles (Marylebone 70 mins.), Aylesbury approx. 10 miles (Marylebone 55 mins.), M40 approx. 9 miles, Oxford approx. 15 miles

ROSE COTTAGE, MAIN STREET, GRENDON UNDERWOOD, BUCKINGHAMSHIRE, HP18 0SL

WITH A STABLEYARD AND CIRCA 1 ACRE PADDOCK, A CONTEMPORARY SEMI DETACHED HOUSE IN THE WADDES DON SCHOOL CATCHMENT

**The House: Hall, Sitting Room, Dining Room, Kitchen, Utility Room, 3 Bedrooms (1 Ensuite), Bathroom.
Yard and Stables: (2 Loose Boxes & Tack Room). Hay Loft, Store, Shed & Entertaining Area with Terrace and
Outdoor Summerhouse Kitchen. Acre Paddock.**

Offers in excess of £500,000 Freehold

DESCRIPTION

Rose Cottage offers something very rare, a seemingly perfectly usual 3 bedroom semi detached house on Grendon Underwood's Main Street but at the back is a stableyard and about an acre paddock.

The property itself is a modern home, well presented with a small lawned garden. The accommodation begins at the hall where the staircase is found, and a side window. There are floorboards, and said floorboards continue through both reception rooms. In the sitting room is a fireplace and a cast iron woodburning stove, an understairs cupboard and double doors into the dining room, which in turn has double glazed doors, this time to the garden. The dining room opens to the kitchen. Here there are beech units and marble effect worktops incorporating a one and a half bowl sink. Spaces are provided for a cooking range, under counter freezer, a washing machine and dishwasher (plumbing in situ). The tiled floor extends to the large cloakroom and utility room where there are sage coloured units (concealed lighting) and a laminate surface with inset a circular sink. A tall fridge is integrated and at the end of the room is a toilet. A stable door from the kitchen leads to the garage.

On the first floor are three bedrooms, two doubles and a single, the main bedroom with a contemporary ensuite shower room. On the landing is the airing cupboard and the loft is partially boarded and has a light. The family bathroom comprises a white suite of wc, wash basin and a panelled bath with a telephone style hand held shower attachment.

OUTSIDE

To the front is a patch of grass behind wrought iron railings and steps up to the entrance that is sheltered by a porch canopy.

Down the side is a gravel driveway for 2 vehicles and then the twin doors to the garage. The back of the garage is open to allow easy access to the track. Above the garage is great storage, a floored attic that has lighting.

The aforementioned track is directly off the garden and approximately 100 metres long up to the yard and land beyond. The plan within the brochure hopefully simplifies the set up but ostensibly the neighbouring property also has a yard and land that are served by the same track.

The yard is well organized for equestrian and leisure, for the former there is a stableyard and concrete apron. The stables are timber upon a brick base as is the tack room, and over all this building is a hay loft. Adjoining the stables is a timber machinery store. Mains power, lighting and water are connected to the stables and a triton shower in the tack room supplies hot water.

Across the track is a shed and summerhouse with a decked terrace in between. The summerhouse internally is timber clad and geared towards entertaining with a double sink, cupboards, worktops, and in essence a kitchen. Mains power, lighting and hot and cold water are again connected.

The block of land is level pasture enclosed by either post and rail or hedging and has a mains fed water trough.

RIGHTS OF WAY

Rose Cottage owns the track which serves the yard and land. The neighbour has a right of way to use this track to access their yard and land.

COUNCIL TAX – Band D £2,346.97 2025/26

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 and Aylesbury with Oxford and Milton Keynes slightly further afield.

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. The Bicester stations connect to Oxford and Birmingham and London is also under an hour. 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.

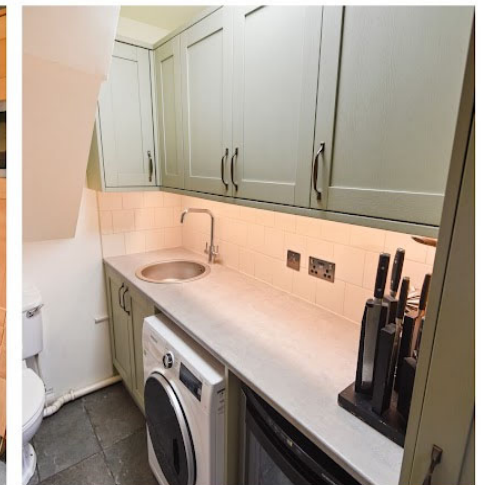
EDUCATION

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. Oil fired central heating.





Rose Cottage

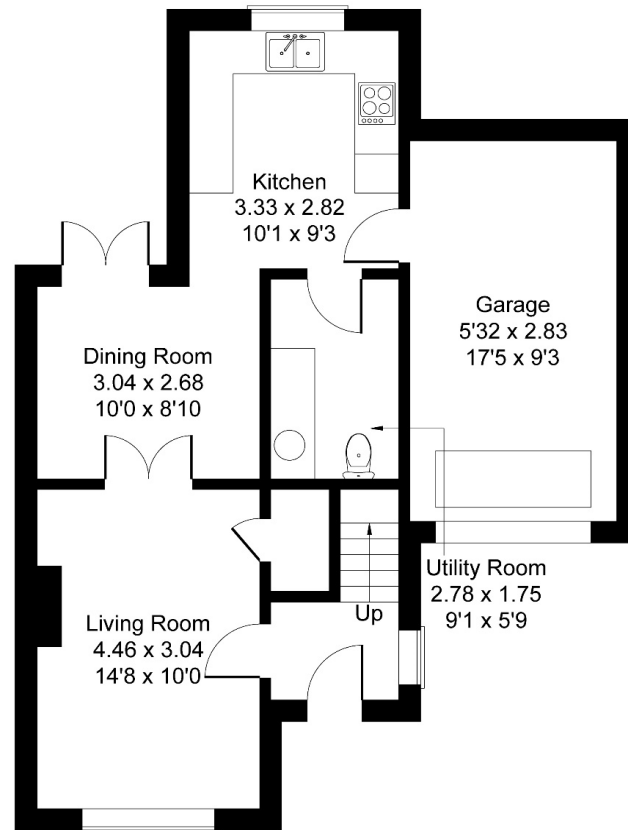
Approximate Gross Internal Area = 86.73 sq m / 933.55 sq ft

Garage = 15.05 sq m / 161.99 sq ft

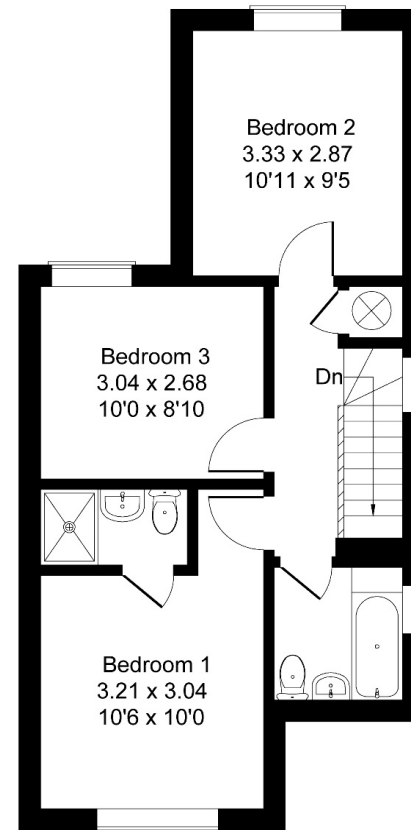
Outbuildings = 62.29 sq m / 670.48 sq ft

Total = 164.07 sq m / 1766.02 sq ft

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



Ground Floor



First Floor





Rose Cottage

Approximate Gross Internal Area = 86.73 sq m / 933.55 sq ft

Garage = 15.05 sq m / 161.99 sq ft

Outbuildings = 62.29 sq m / 670.48 sq ft

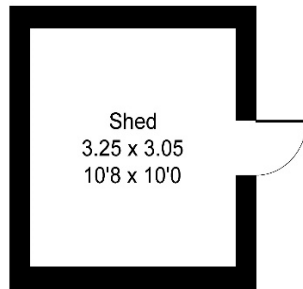
Total = 164.07 sq m / 1766.02 sq ft

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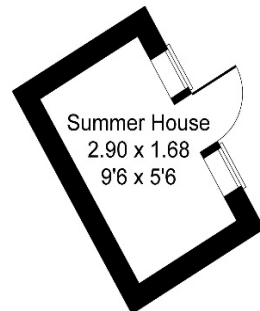
Tack Room

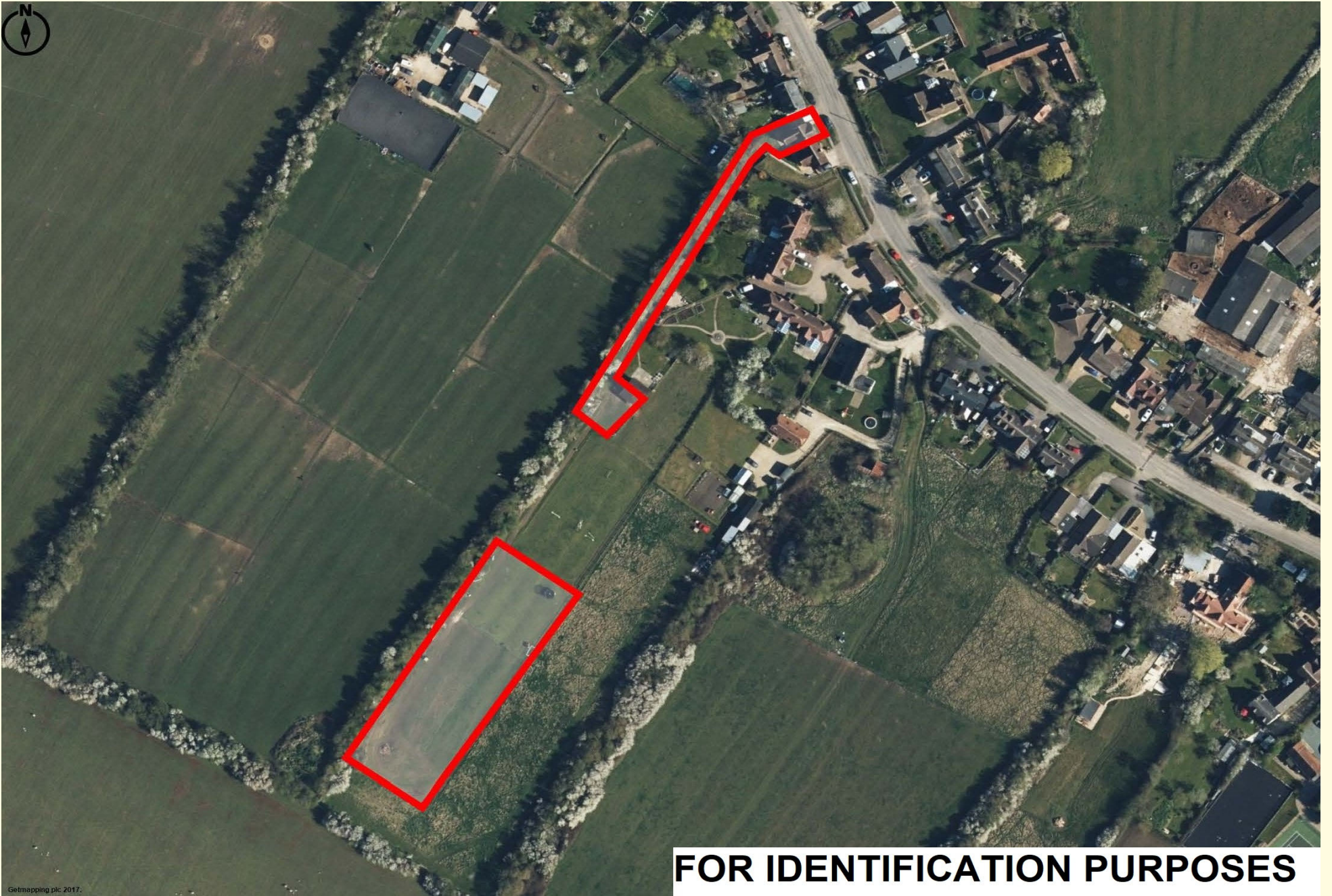
3.91 x 1.04

12'10" x 3'5"



Outbuildings





FOR IDENTIFICATION PURPOSES



IMPORTANT NOTICE

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- 1 These particulars have been prepared to give a fair overall description of the property whilst some descriptions are inevitably subjective, all information is given in good faith. No statement within these particulars should be relied upon as being either a statement or a representation of fact. The descriptions within do not contribute part of any offer or contract.
- 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.
- 3 Photographs incorporated within these particulars show only certain parts of the property and no assumptions should therefore be made in respect of parts of the property which may not be shown.
- 4 Nothing in these particulars should be seen as a statement that the property or any fixture described is in good condition or otherwise. Purchasers must satisfy themselves as to the condition of any property or item included within the sale. None of the appliances or services mentioned in these particulars have been tested by W. Humphries and no warranty is given or implied by them that they are in good working order.
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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.

