

**Largest field**



**GRENDON UNDERWOOD,  
BUCKINGHAMSHIRE**

**W. HUMPHRIES**  
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



## **GRENDON UNDERWOOD, BUCKINGHAMSHIRE**

# **CIRCA 27 ACRES (10.92 HECTARES) OF LEVEL PASTURE WITH A TIMBER STABLE BLOCK. THE LAND IS ENCLOSED BY MATURE HEDGING AND HAS ACCESS FROM THE MAIN STREET**

**GUIDE PRICE £350,000 Freehold**

### **DESCRIPTION**

The land extends to approx. 27.5 acres and provides just over 27 acres of level pasture. Access is from Main Street and the initial short track is shared with full rights of access granted. This track has some hardcore down but can be upgraded by mutual consensus with the other landowner.

There are currently no mains services connected but water and electricity are we believe nearby in the street.

The stabling is a slightly overgrown L-shaped timber building with two 12' x 12' boxes and on the return wing a tack room and stores measuring 20' 8'

As per the plan enclosed the entrance to the land has a right of access granted across the blue hatched area (northern most point) The boundary will begin at the blue hatched area, which is part of the sale, and it is this outlined track that will require fencing and surfacing should one require it.

A vehicular route to both the stables and the land is provided. A tract of land has then been cleared which provides a route/ future track to serve the blocks of land.

For further information please contact the office and viewing is strictly via W Humphries Ltd. This is private land so please refrain from trespassing.

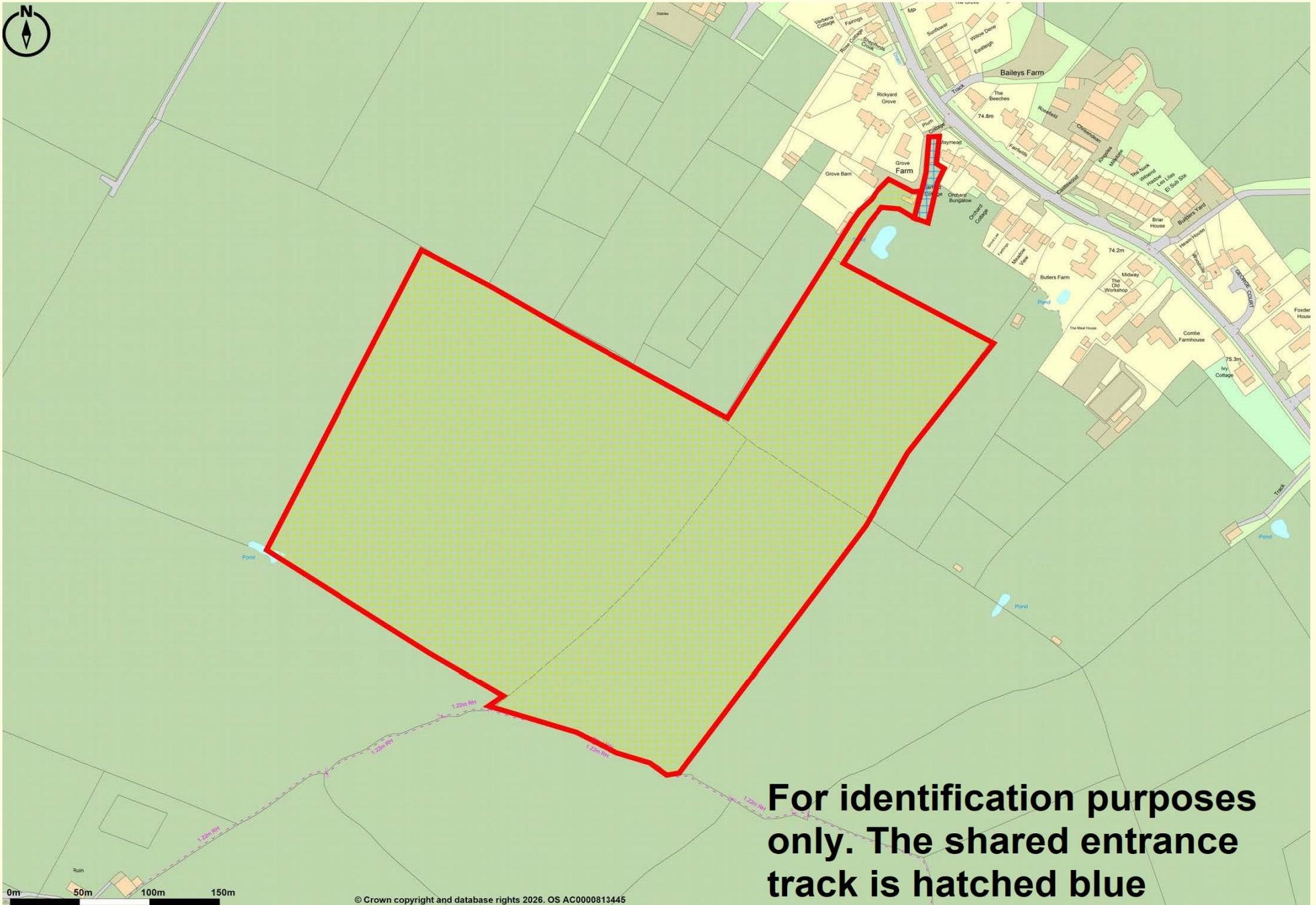
### **LOCATION**

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 16<sup>th</sup> and 17<sup>th</sup> centuries, many attractive thatched cottages and noted buildings can be seen in the village today, including Shakespeare Farm House and the 12th century church of St Leonard. The village has a general store with post office and a Public House.

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.

There are bridleways in the middle and southern end of the village to Grendon Wood and Diddershall Wood.

Public footpaths cross the land.



**For identification purposes only. The shared entrance track is hatched blue**

# First field





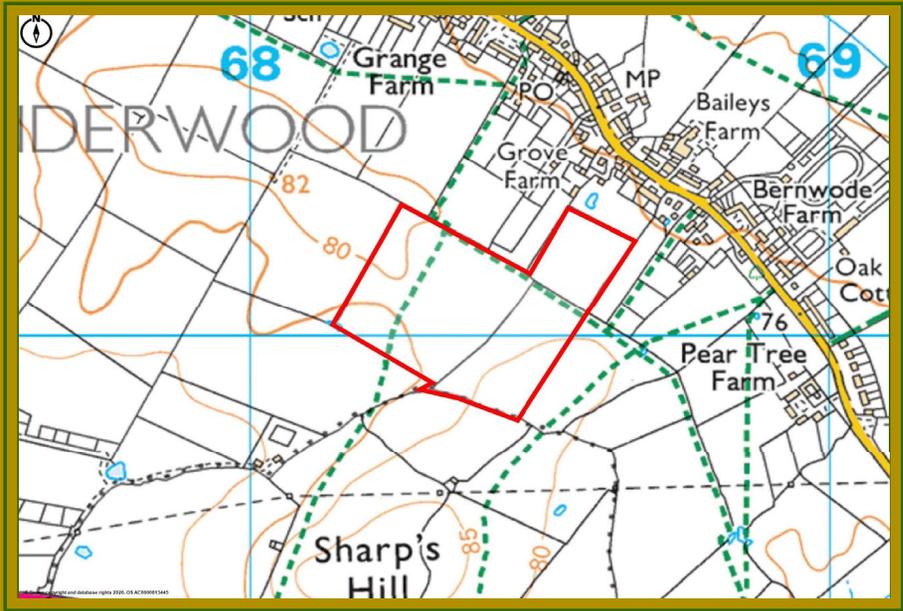
## Second field



### IMPORTANT NOTICE

**W. HUMPHRIES** for themselves and as Agents to the Vendors of the property give notice that:

- 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.
- 5 If reference is made either to alterations to the property or a change of use, no warranty is given by W. Humphries or the Vendors/Lessors that any planning or other consents or Building Regulations approval has been obtained. Where references are made to potential uses (subject to planning) this information is given in good faith although purchasers must take their own enquiries to the relevant authorities.
- 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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