



Shakespeare Barn, Main Street, Grendon
Underwood, Buckinghamshire, HP18 0ST

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)

SHAKESPEARE BARN, MAIN STREET GRENDON UNDERWOOD, BUCKINGHAMSHIRE, HP18 0ST

A BEAUTIFUL CONVERSION OF AN ELIZABETHAN BARN. LOVELY PERIOD FEATURES ALONGSIDE MODERN LIVING WITH LARGE ROOMS AND AN ARRAY OF EXPOSED BEAMS

Reception Hall, Sitting & Dining Room, Kitchen/Breakfast Room, Family Room/Bedroom 3, Shower Room, Boot Room & Utility Room. Substantial Principle Bedroom, Double Guest Bedroom. Bathroom. Parking for 6 Vehicles. Enclosed 60ft Wide Garden

GUIDE PRICE £625,000 Freehold

DESCRIPTION

Shakespeare Barn derives its name from its location sitting almost in the shadow of a beautiful listed Elizabethan house that is said to have hosted William Shakespeare on his travels between Stratford-Upon-Avon and London. The barn itself is also 16th century being an outbuilding to the former farm and Inn.

The elevations are timber clad beneath a clay tile roof with leaded light windows and the interior is a blend of period charm and the contemporary. One alteration the current owners have made is to create a sumptuous principle bedroom by removing a partition upstairs however this could easily be reinstated to provide 3 bedrooms again on the first floor.

The front door leads into the reception hall, a pretty welcome to the property there is an array of beams and timbers and exposed brick and stone work. This is the hub of the barn and the staircase is galleried, there is marble effect porcelain floor tiles which continue on to the sitting room (both have underfloor heating). The sitting room is an L-shape and thus can be used as living and dining rooms, the end area set up a media wall that has a great range of white hi gloss shelves, plinths and drawers. Both rooms overlook the garden and from the dining room are French doors to the garden. Left off the hall is a nicely fitted shower room. The kitchen enjoys teal coloured units, it is very light, bright and open in design with solid wood worktops. Built in are a 'Neff' double oven/grill and a 4 ring halogen hob and above that an ultra modern extractor hood. Around the corner is another dining area or possible study/family room or even a further bedroom.

Adjacent the kitchen is a porch and utility that form what is an excellent boot room for rainy, muddy days and dogs, the utility having cupboards and countertops and a door to the garden.

On the first floor is the galleried landing and storage. There are now two bedrooms, one of lavish proportions that could readily accommodate a dressing room and ensuite as well as the aforementioned division back to two separate bedrooms. The other bedroom is a spacious double that has a wardrobe fitted. The main bathroom is white with chrome furniture, a hand held telephone type shower on the bath taps.

OUTSIDE

A post and rail fence and wooden gates are at the boundary then gravelled parking for half a dozen vehicles and a patch of grass. Gated access is down the side and a pillared porch covers the entrance.

The rear is in the majority either an attractive flagstone and blue sets pattern or herringbone block paving. Edging the lawn though is a border containing a few trees and the garden is well enclosed by panel fencing.

COUNCIL TAX BAND - Band F £3,626.49 per annum 2026/27

VIEWING - Strictly via the vendors agent W Humphries Ltd

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



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

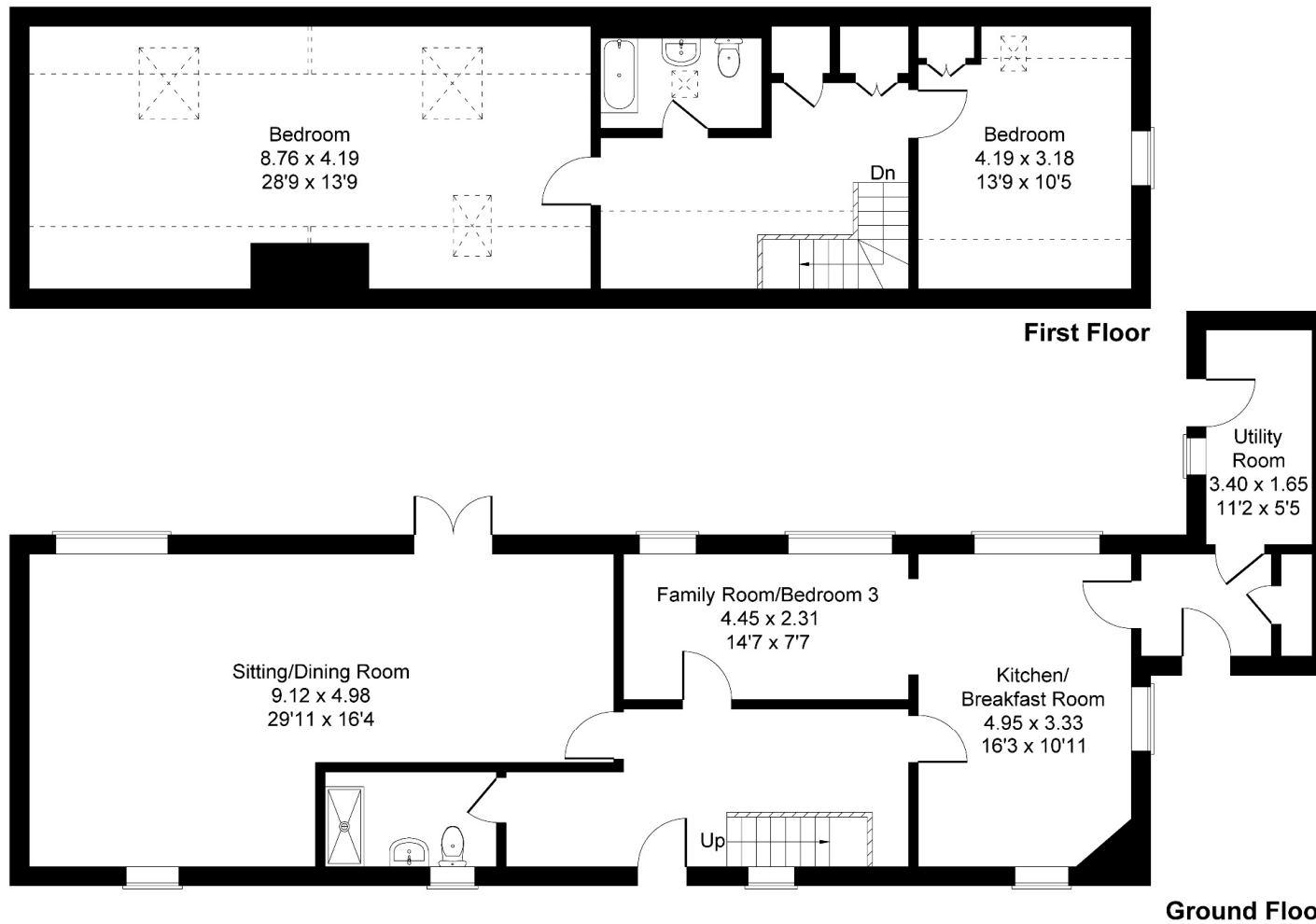
Preparatory schools at Ashfold, Swanbourne and Oxford. Village Primary School at Grendon Underwood Waddesdon Secondary School. Public schools at Stowe, Berkhamsted and Oxford. Grammar Schools at Aylesbury.



Shakespeare Barn

Approximate Gross Internal Area = 168.12 sq m / 1809.72 sq ft

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





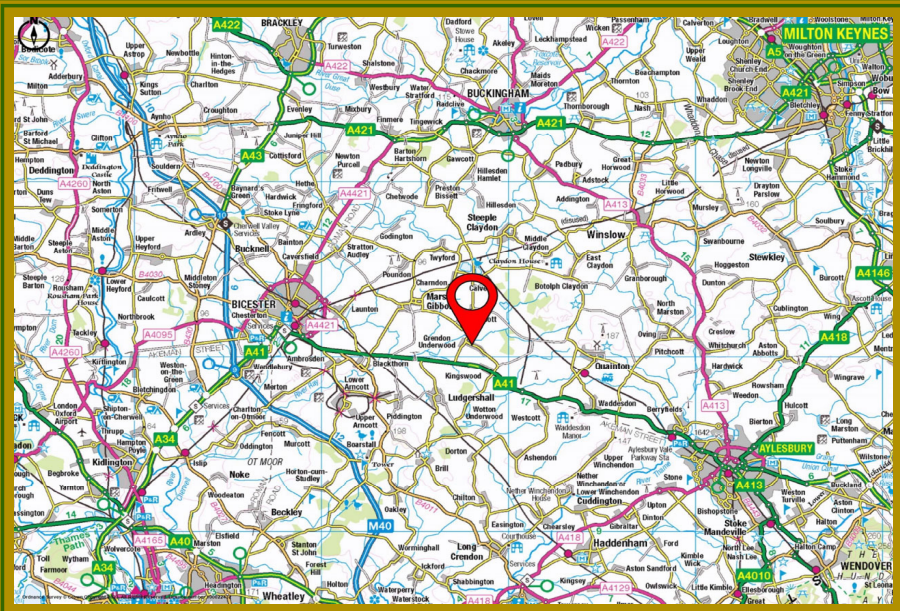




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- 6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.



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