



. The Grove Mews, Grendon Underwood, HP18 0SL
Guide Price £700,000 Freehold

THOMAS
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SALES LETTINGS



The Property

A charming detached residence, in an edge of village location with far reaching views, with a plot of over 0.4 acres. This beautiful conversion has extensive ground floor accommodation, three bedrooms, a range of outbuildings, a double garage with a hobby and games room. The reception hall has vaulted ceiling and leads to; a generous double aspect sitting/dining room having fireplace, a study, a well thought out kitchen/breakfast room and a utility room and cloakroom. All three bedrooms are well proportioned and there is an attractive bathroom. A major feature of the property are the stunning gardens, which have been thoughtfully planted and beautifully maintained, in all 0.42 acres. No chain.

MATERIAL INFORMATION

A detached brick built house with brick elevations under a pitched and tiled roof. Mains electricity water and drainage are connected. Main heating, electric to room heaters. Broadband - according to Ofcom - all broadband speeds up to and including Ultrafast are available. Mobile Phone availability - according to Ofcom - all listed providers have availability for all listed services. There have been two instances of structural movement to the kitchen at The Grove, both were remedied by the removal of trees, no under pinning was required. Last instance was in 2021. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have noted the presence corrugated roofing but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.

Local Authority - Aylesbury Vale District Council - G. EPC - G





Key Features

- Charming detached residents
- Conversion of Groom's quarters
- 28ft dual aspect sitting room/dining room
- Feature fireplace
- Beautiful gardens
- Edge of village location
- Double garage with hobby/games room over
- Further outbuildings
- Village with amenities. In catchment for Waddesdon Secondary School. No onward chain

The Location

Set in a tucked away position, adjacent to open countryside with panoramic views. Grendon Underwood is fortunate in having; a well regarded primary school with an association to Roald Dahl, being in catchment for Waddesdon Secondary School and the Aylesbury Grammar School. In addition, there is a well run village shop/post office. Bicester (8 miles) provides for all everyday needs as well as having mainline railway services to Oxford, Birmingham and London.



Approximate Gross Internal Area 2705 sq ft – 251 sq m

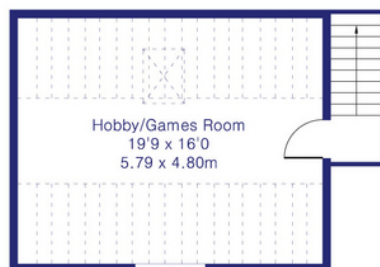
Ground Floor Area 1016 sq ft – 94 sq m

First Floor Area 667 sq ft – 62 sq m

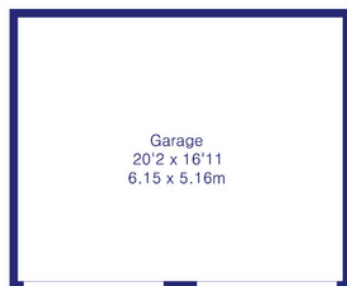
Garage Ground Floor Area 352 sq ft – 33 sq m

Garage First Floor Area 308 sq ft – 28 sq m

Outbuilding Area 362 sq ft – 34 sq m



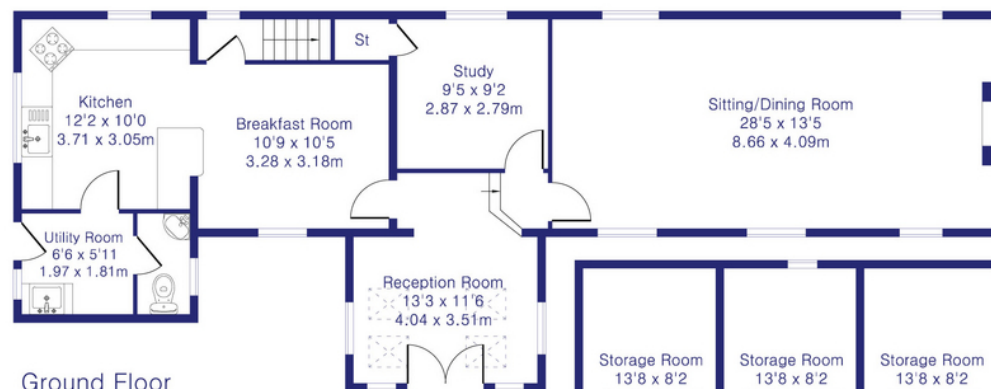
Garage First Floor



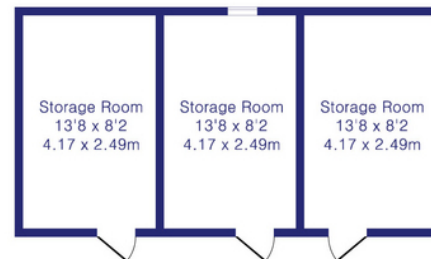
Garage Ground Floor



First Floor



Ground Floor



Outbuilding

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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