



Grendon House Main Street, Grendon Underwood, HP18 0SW

Guide Price £550,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A detached, period house located in a desirable village with excellent amenities. Grendon House offers over 1500 sq feet of beautifully presented and well laid out accommodation. In addition to the two well proportioned reception rooms there is a super open plan kitchen/dining/family room which is wonderfully light. Also on the ground floor, there is a charming hallway and a bathroom. The first floor offers; four bedrooms and a shower room. The main garden area is south and west facing with a large terrace catching the afternoon and evening sun. There is also a good sized parking area.

AGENTS NOTES

A detached four bedroom house of traditional construction. Mains; electricity, water and drainage are connected. Heating; oil fired boiler to radiators. Broadband - Ofcom states - All broadband speeds including Ultrafast are available. Mobile phone coverage - Ofcom states - EE, O2 and Vodafone are good outdoor only. Three is variable outdoor only.

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.

Local Authority; Aylesbury Vale District Council - E. EPC - D.





Key Features

- A detached period four bedroom house
- Located in super village with good amenities
- Super open plan kitchen/living/dining room
- Two further reception rooms
- Bathroom and shower room
- Waddesdon catchment for secondary schools
- Ample parking
- Garden and terrace enjoying afternoon/evening sun
- See our website for up-to-date material information.

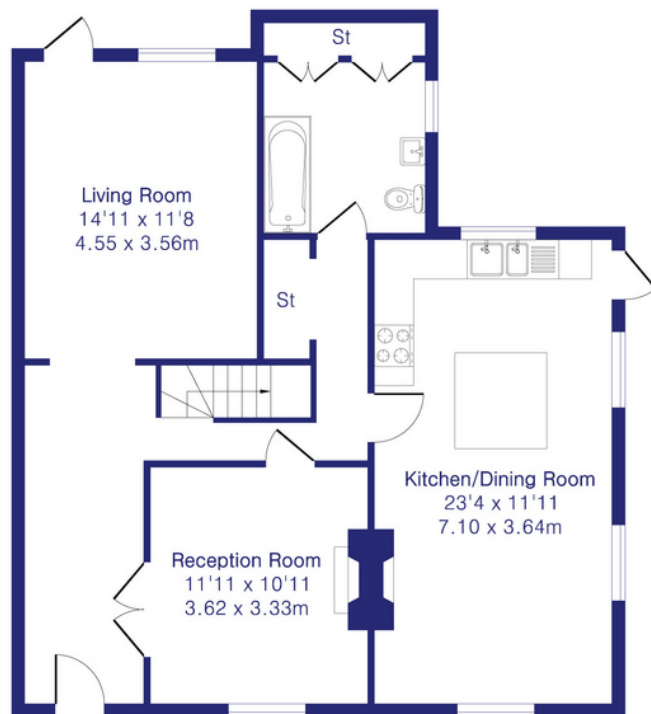
The Location

Centrally located in the pretty and desirable village which lies on the Oxon/Bucks border. The village provides a well-regarded Primary School, a thriving shop, an active village hall and a public house (The Swan which is opposite this property). Catchment for secondary school is Waddesdon and there are several local Grammar Schools. The nearby town of Bicester and Aylesbury supply all everyday needs. Bicester has two stations, between them providing services to Oxford, Birmingham, London and it is on the new East-West Railway line.

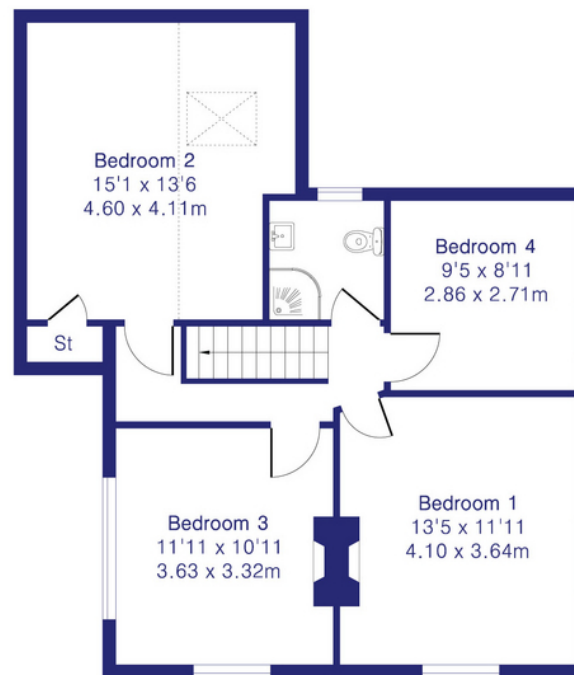
Approximate Gross Internal Area 1580 sq ft - 147 sq m

Ground Floor Area 883 sq ft – 82 sq m

First Floor Area 697 sq ft – 65 sq m



Ground Floor



First Floor

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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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