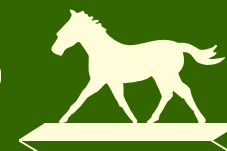




10 Rumptons Paddock, Grendon  
Underwood, Buckinghamshire, HP18 0SN

**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)

## **10 RUMPTONS PADDOCK, GRENDON UNDERWOOD, BUCKINGHAMSHIRE, HP18 0SN**

**IN THE CORNER OF A SMALL CLOSE, A DETACHED FAMILY PROPERTY WITH A NICE SIZE GARDEN BACKING ONTO OPEN COUNTRYSIDE. THE INTERIOR AND GARDEN ENJOY WONDERFUL VIEWS ACROSS FARMLAND TO BRILL HILL.**

**Hall, Cloakroom, Kitchen/Breakfast Room, Dining Room, Sitting Room, 4 Bedrooms (1 ensuite shower room), Bathroom. Driveway & Double Garage. Gardens.**

**For Sale Freehold**

### **DESCRIPTION**

Rumptons Paddock is a cul de sac of similar family houses on the edge of the village near the church and number 10 sits in the back corner benefitting from a fantastic open view over countryside towards Brill Hill.

The accommodation has been extended on the ground floor and there is scope to do so on the first floor also (subject to the necessary consents).

At the entrance is a composite double glazed door beneath a porch canopy that leads into the hallway which is a generous width to store coats and boots. Off the hall is a cloakroom comprising a wc and a wash basin on a counter with a chrome mixer tap. Both reception rooms are of excellent proportions, the dining room capable of seating numerous guests and the sitting room with double and windows capturing the wonderful outlook. In the kitchen/breakfast room are a comprehensive selection of wooden soft close units complimented by granite style worktops. Integrated is a dishwasher and remaining a 'Rangemaster' electric cooking range that has 5 halogen hobs and a hot plate, two ovens, a grill, and a warming drawer. Spaces are provided for a fridge/freezer, tumble dryer, and a washing machine (plumbing in situ). The room has downlighting and the tiled flooring continues through the hall and cloakroom; this room and the sitting room have underfloor heating.

Up the dog leg timber staircase is the first floor and four bedrooms and a family bathroom. Two are good doubles, one a small double, and one a single bedroom, and the two at the rear of the house enjoy the stunning views. In the main bedroom

is an ensuite shower room and the family bathroom has a white suite of wc, pedestal wash basin, and a panelled bath with a telephone design mixer tap and shower attachment.

### **OUTSIDE**

A block paved driveway for 2/3 vehicles precedes the detached double garage. The garage has metal up and over doors, power and lighting, and storage in the pitched roof rafters. There is a patch of grass and steps up to the front door.

Gated accesses down each side serve the back garden which is mainly lawn with an apple tree and along one edge a border of flower and shrubs.

Adjacent the back of the house is a slightly raised semicircular patio that can be shaded by an electrically operated awning.

The garden is south facing, abuts farmland and presides over a picturesque horizon of Brill Hill in the distance.

**COUNCIL TAX BAND** - Band E £2,868.52 per annum 2025/26

**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 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 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 Quanton 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.

**DIRECTIONS** - From Aylesbury take the A41 towards Bicester, through Waddesdon and onto Kingswood. At the crossroads in Kingswood turn right signposted to Grendon Underwood. Continue on this road into the village and Rumptons Paddock is at the very end of the village.







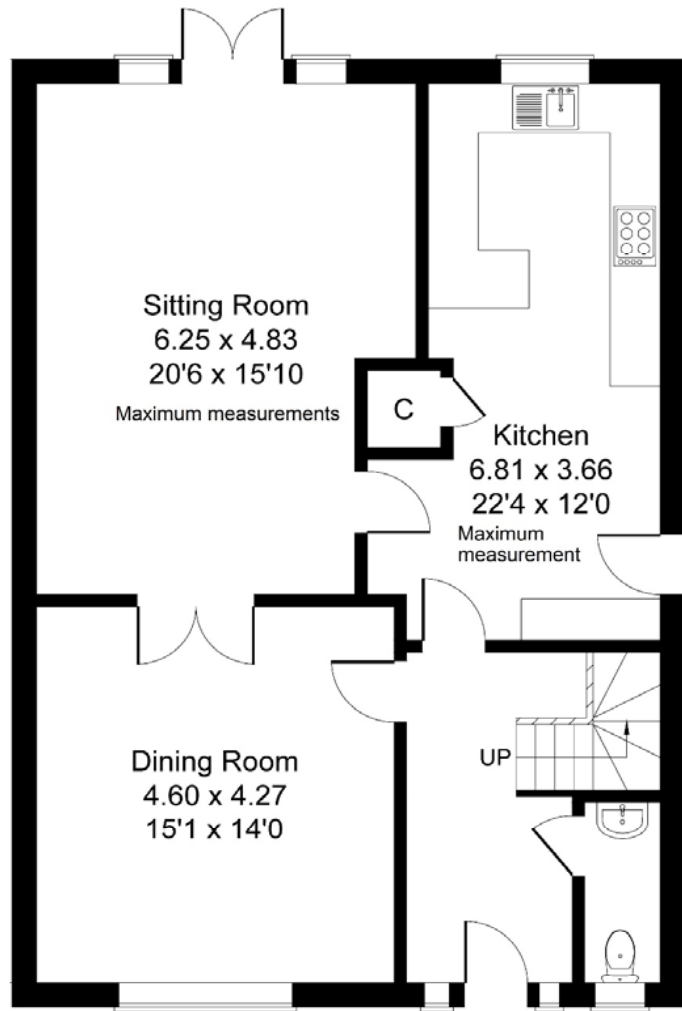
# 10 Rumptons Paddock

Approximate Gross Internal Area = 137.75 sq m / 1482.72 sq ft

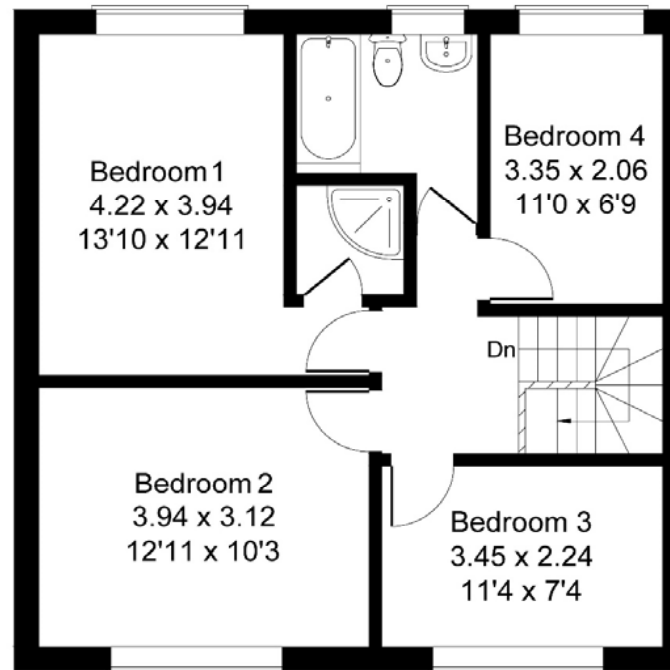
Garage = 28.03 sq m / 301.71 sq ft

Total = 165.78 sq m / 1784.43 sq ft

Illustration for identification purposes only,  
measurement are approximate, not to scale,  
produced by The Plan Portal 2024.

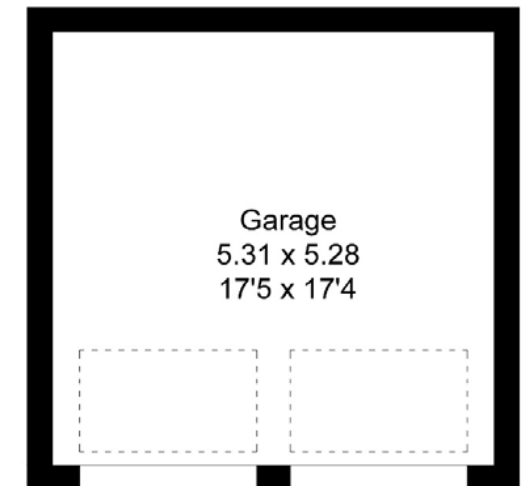


Ground Floor



First Floor

Garage











#### 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.
- 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.



