



**Oakdene, Buckingham Road,
Edgcott, Buckinghamshire,
HP18 0TW**

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Aylesbury 12 miles (Marylebone 55 mins), Bicester 9 miles (Marylebone 70 mins) Distances approx

OAKDENE, BUCKINGHAM ROAD, EDGCOTT, BUCKINGHAMSHIRE, HP18 0TW

**A LARGE FAMILY HOUSE BEAUTIFULLY PRESENTED WITH FAR REACHING VIEWS.
THREE FLOORS OF STUNNING ACCOMMODATION AND WITHIN THE WADDES DON
SCHOOL CATCHMENT.**

**Reception Hall, Cloakroom, Sitting Room, Dining Room, Kitchen/Breakfast Room, Study, Master
Bedroom with Dressing Area and En-Suite Shower Room, Three Further First Floor Bedrooms,
Family Bathroom, Two Second Floor Bedrooms (One En-Suite), Driveway, Garage, Front And Rear
Gardens the Latter Backing Onto Countryside.**

Guide Price £695,000 Freehold

LOCATION

Edgcott is a small village situated in the Vale of Aylesbury about 9 miles to the south east of Bicester and 12 miles to the north west of the county town of Aylesbury. The village consists of period houses and cottages with some conversions of old farm buildings.

St Michael's gothic church of the 14th and 15th centuries is in the main the church you see today. A general store with a post office, garage and a public house can be found in nearby Grendon Underwood.

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 Village Retail Outlet and at the refurbished Friar's Square Centre in Aylesbury. 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. Services to Euston are available from Cheddington and Leighton Buzzard. The Aylesbury line has been extended to Aylesbury Vale Parkway station which now provides a frequent service to Marylebone from Fleet Marston.

EDUCATION

Grendon Underwood has a Village Primary School. Preparatory schools are located at Ashfold, Swanbourne and Oxford.

The property is within catchment for the highly rated Waddesdon Secondary School with Public Schools at Stowe, Berkhamsted and Oxford. Grammar Schools can be found at nearby Aylesbury.

DESCRIPTION

Oakdene is a stunning contemporary house enjoying far reaching views to the rear and also looking over fields to the front with attractive old stock brick elevations under a clay tile roof and painted timber frame windows. The accommodation is laid out over three floors, all beautifully presented, and the location within a private setting of just two other similar dwellings. The entrance hall has a stone effect tiled floor which continues into the cloakroom and kitchen. There is a dogleg staircase with space below for a desk or small study area, and in the spacious cloakroom there is a wc and wash basin with room for coats at one end.



The remaining rooms have 'Karndean' floors, the study with a pleasant outlook, then a very well proportioned dining room and at the back a dual aspect sitting room with views over the garden and countryside beyond, and a lovely open fire. The kitchen is comprehensively fitted with maple units and black granite countertops. The drawers and cupboards are soft closing, the room benefits from low voltage ceiling spotlights along with under pelmet and concealed lighting. There is an integrated dishwasher and remaining is a cooking range which has a halogen hob, ovens and a grill (Samsung glass and chrome extractor hood above). Doors go out to the garage and the side of the house. On the first floor are four bedrooms, (three of which are doubles) and the family bathroom. There is a superb master suite comprising a large bedroom, dressing area, and a shower room equipped with jack & jill wash basins. The family bathroom has a tiled floor and walls with a white suite and chrome fittings, there is a separate cubicle that has an electric shower. Up on the second floor to the right is another double bedroom and on the left, a slightly smaller room that has its own en-suite, both have under eaves storage cupboards.

Outside - The entrance to the houses is over a gravel driveway between brick piers, the gravelling continuing on to form a private drive up to the apron of the

garage which is block paved.

There are grass lawns either side with a beech hedge at the very front boundary. At the rear is a substantial stone patio and then a lawned garden, the back fence is post and rail enabling one to enjoy the backdrop of open countryside.

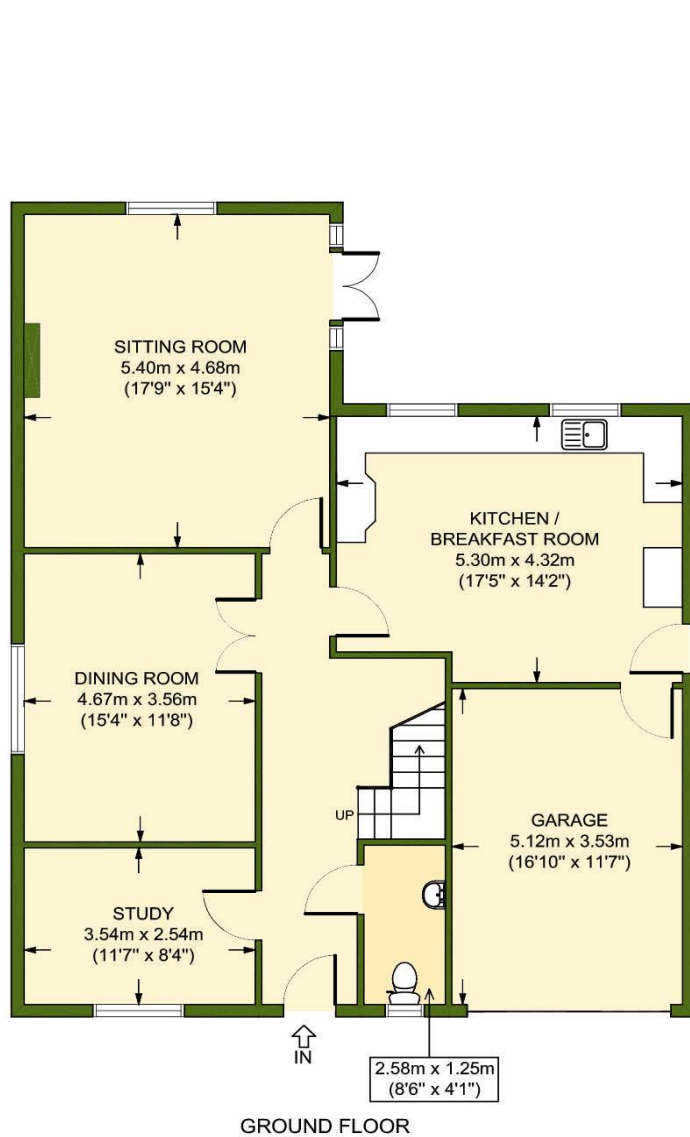
Towards the end of the garden is a timber workshop/shed approx. 15ft x 10ft that has power and lighting. In the front of the building is a decked seating area and adjacent a brick built barbeque. The garage has an electric door, power, light, a stainless steel sink, and plumbing for a washing machine.

VIEWING - Strictly through the vendors Agent W. Humphries at Waddesdon 01296 658270

SERVICES - Mains Water, Drainage & Electricity. Oil Fired Central Heating.

DIRECTIONS - From Aylesbury take the A41 towards Bicester through Waddesdon and in Kingswood turn right posted Grendon Underwood. Continue through the village and at the T-junction while facing the church, turn right to Edgcott. Follow this road round the bends, past the second turning to Marsh Gibbon and the property will be found on the left.





APPROX. GROSS INTERNAL FLOOR AREA 241 SQ M / 2594 SQ FT
 OAKDENE, BUCKINGHAM ROAD, EDGCOTT

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



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.

