



Staveley, Main Street, Grendon  
Underwood, Buckinghamshire, HP18 0SL

**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)  
**STAVELEY, MAIN STREET, GRENDON UNDERWOOD, BUCKINGHAMSHIRE, HP18 0SL**

## **A MUCH IMPROVED HOUSE WITH A CONTEMPORARY INTERIOR, LARGE PRIVATE GARDEN AND BEAUTIFULLY FITTED GARDEN STUDIO**

**Porch, Hall Sitting Room, Dining Room, Kitchen, Family Room, Three Bedrooms, Family Bathroom, Second Cloakroom. Extensive Gravelled Parking, 60ft Garden with Decked Terraces, SIPS Outbuilding – Gym, Studio. There was Planning Consent to extend the Property and for a Cartshed Style Garage**

**GUIDE PRICE £600,000 Freehold**

### **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 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.

### **COUNCIL TAX**

Band E £2,661.00 per annum

### **DESCRIPTION**

Staveley has undergone much improvement by the present owners who have given the house a real contemporary feel in the fittings and the finish. The elevations are red brick under a grey clay tile roof with matching grey upvc double glazed windows which being generous proportions give the interior lots of natural light. At the entrance is a composite door into a lobby where there are flagstones, a patterned glass door leads into the reception hall and staircase, here is mostly a wood floor that continues to the majority of the rooms. In the sitting room is an understairs alcove and a fireplace with a cast iron wood burning stove atop a stone hearth. Across the back are three rooms, central is the dining room that has a larder and bi-fold doors to the garden and opens on the right to the kitchen and the left the family room. The kitchen has white hi gloss soft close units, black granite effect worktops, metro tiling to the walls and a flagstone floor.



## STUDIO/ANNEXE

This is a detached building of SIPS construction (structural insulated panels). Aesthetically attractive and modular in design with its own outside seating terrace. The interior is wonderfully fitted with underfloor heating, plumbing and electrics, sliding doors that fully open onto the garden, and it is connected to the mains drainage.

## PLANNING HISTORY

- i. Permission was obtained in July 2016 to erect an open bay cartshed garage at the front of the property. AVDC planning reference 16/01828/APP
- ii. The previous owners went through a pre-planning process for a two storey side extension which would provide a larger kitchen, new cloakroom and a new bedroom suite on the ground floor with the creation of a sumptuous master bedroom suite, large ensuite guest bedroom, and new bathroom on the first floor
- iii. Permission was granted for a different two storey extension that expired in 2009. AVDC planning reference 04/02085/APP

There is a useful double sink then an integrated dishwasher, built in induction hob, electric oven and above a brushed chrome extractor hood. The family room is triple aspect with floorboards and a door out to the garden.

Upstairs is via a dog leg staircase with a picture window on the half landing. The flooring is a grey laminate board on the landing and in the bedrooms, of which there are three, two doubles and a decent single. The family bathroom has a modern suite of wc, wash basin and cupboard and panelled bath. The wash basin and bath have chrome waterfall taps, the latter also a handheld shower attachment. Within the walls are inset wood grain style shelves. Off the landing is a further cloakroom containing a wc and wash basin.

## OUTSIDE

The large frontage is gravelled and can park in excess of several vehicles comfortably. The garage has an up and over door, power and light.

There is an excellent garden space approx. 60ft deep backing onto open land and thus not overlooked. From a gravel and stone patio are steps up to the lawn that are flanked by decked terraces. A flower border edges the lawn.



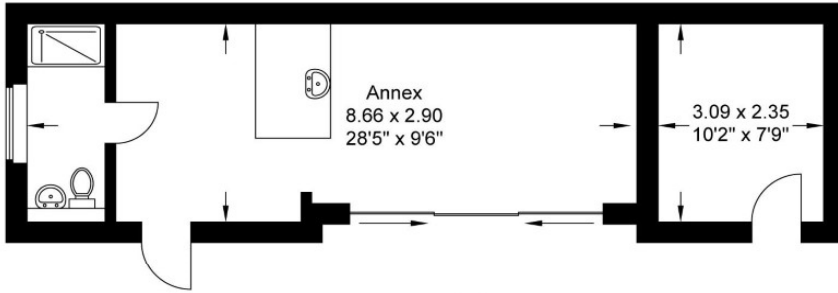
# Staveley, Main Street, Grendon Underwood

Approximate Gross Internal Area = 125.43 sq m / 1350.11 sq ft

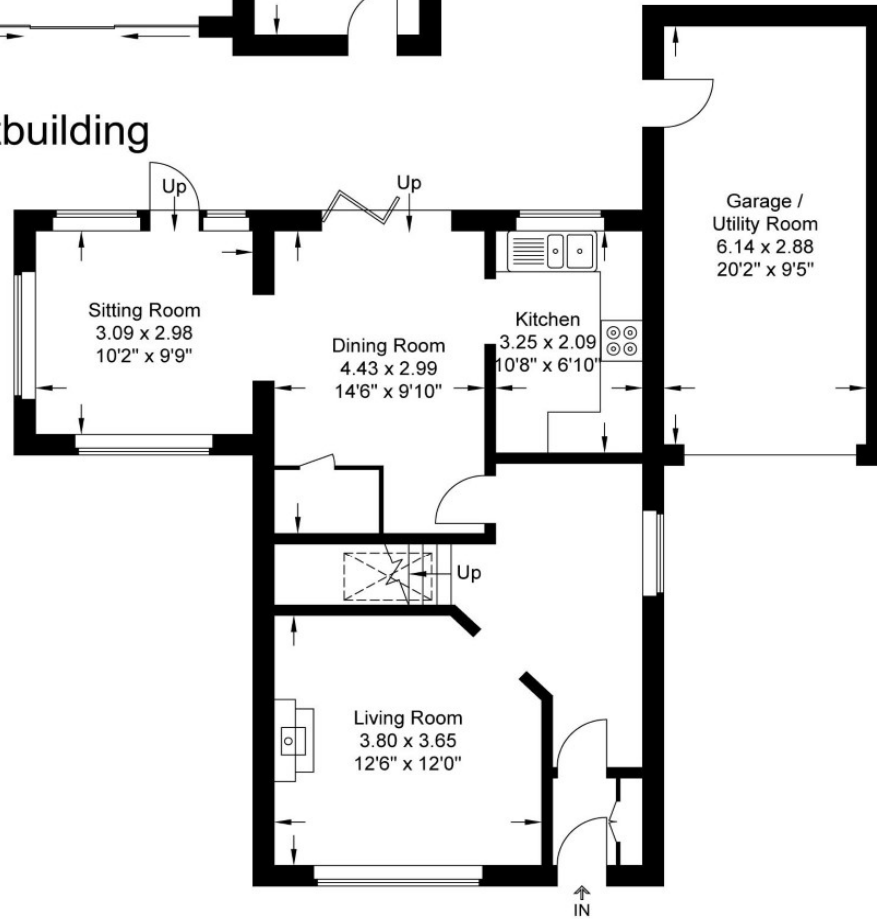
(Excluding Outbuilding Area)

Outbuilding Area = 31.43 sq m / 338.30 sq ft

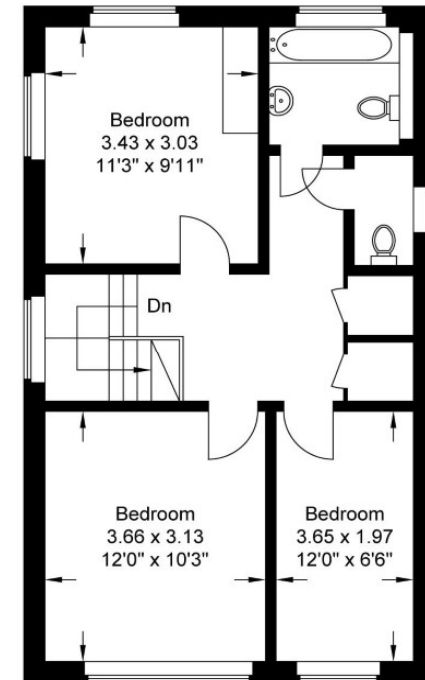
Illustration for identification purposes only,  
measurements are approximate, not to scale.



Outbuilding



Ground Floor



First Floor



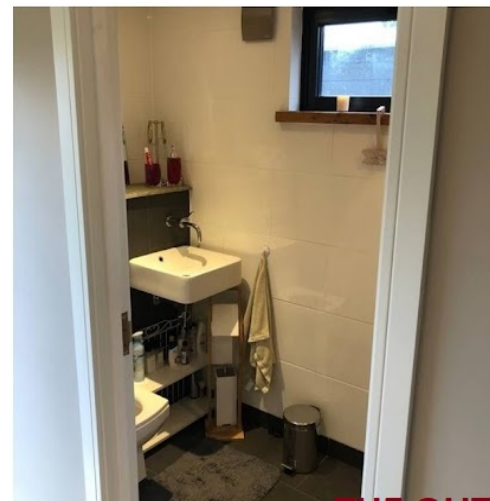


**SERVICES** - Mains water, drainage and electricity. Oil fired central heating

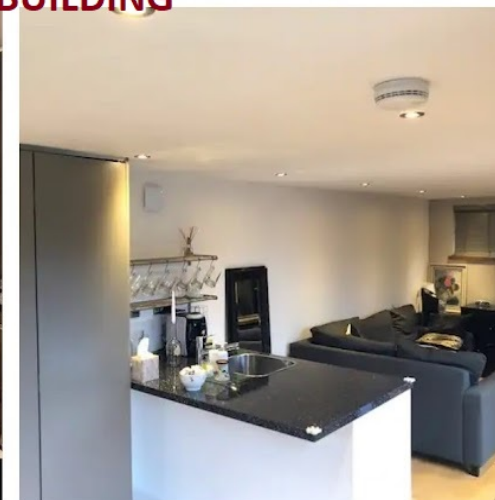
**VIEWING** - Strictly via the vendors agent W Humphries Ltd

### **DIRECTIONS**

From Aylesbury take the A41 towards Bicester and through the village of Waddesdon. After 5 miles turn right in Kingswood signposted to Grendon Underwood. Follow this road into the village and Main Street. Staveley can be found on the left before the village shop.



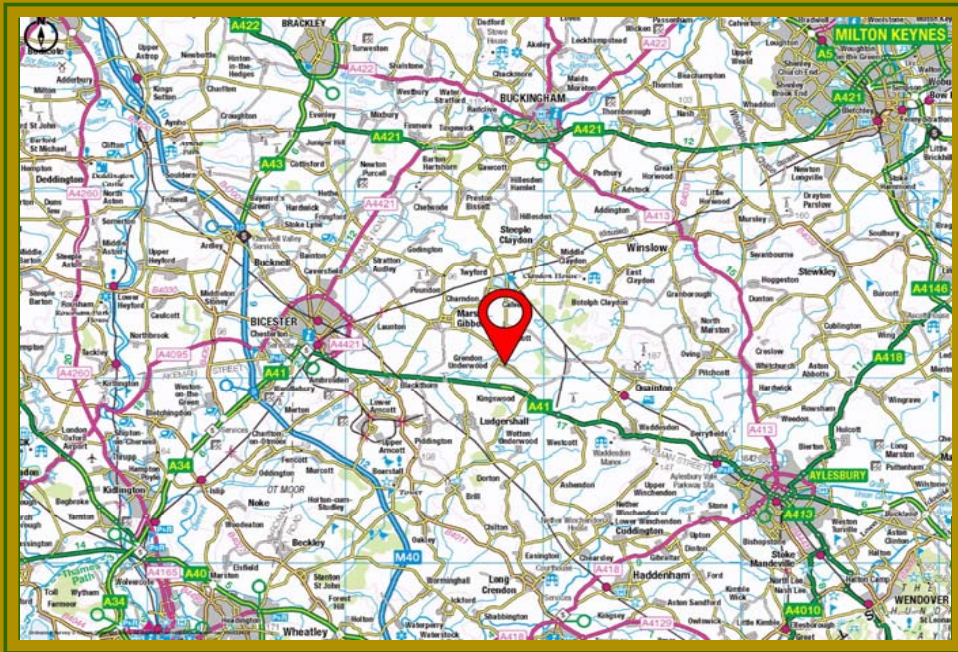
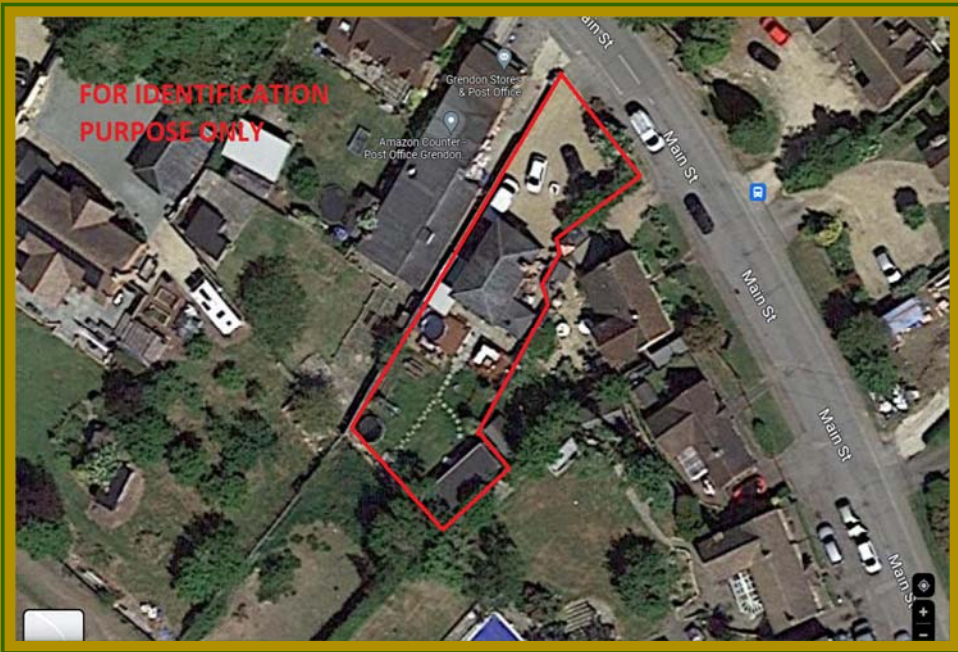
**THE OUTBUILDING**



### **IMPORTANT NOTICE**

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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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