



**13 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)

13 RUMPTONS PADDOCK, GRENDON UNDERWOOD, BUCKINGHAMSHIRE, HP18 0SN

**A LARGE EXTENDED DETACHED HOUSE TUCKED AWAY IN A PRIVATE SETTING
WITHIN THE WADDESDON SCHOOL CATCHMENT. TWO ROOM SUITE OVER THE
GARAGE OFFERING A VARIETY OF USES INCLUDING OFFICES OR A DEN.**

**Hall, Cloakroom, Kitchen, Dining Room, Sitting Room, Study, Garden Room, Total of 6 Bedrooms (1
Ensuite), Bathroom. 100ft Wide Garden. Parking for 4 Vehicles. Double Garage.**

GUIDE PRICE £700,000 Freehold

DESCRIPTION

Rumptons Paddock is a cul de sac of detached houses on the northwestern edge of the village and number 13 is wonderfully tucked away off a little spur at the end of the street giving it a private setting.

The owners extended the property over 20 years ago adding another reception room and creating two first floor rooms over said reception room and the garage which provide extra bedrooms or a sitting room and bedroom perfect for a den or partial annexe or even offices.

In the entrance hall is the main staircase and to the right a cloakroom. The kitchen has a tiled floor and comprises white hi gloss soft close units on all four walls with grey granite effect worktops and back stands. The integrated 'Zanussi' appliances consist of a dishwasher, fridge and freezer, and there is a double oven, induction hob, and above the hob an extractor hood. Adjacent is a dining room and sliding doors that open into the garden room which spans mostly the width of the house. It is of double-glazed timber construction, separated into two rooms and overlooks the gardens. There is a very spacious dual aspect sitting room and beyond a study or playroom with the secondary staircase in-between that take you up to the rooms over the garage. Each room is a good size and the flexible use lends itself well to a living and sleeping area or even offices. The other four bedrooms are all doubles, the principle bedroom having an ensuite shower room and the remaining served by a family bathroom.

OUTSIDE

You reach the house from a gravel drive and at the front is block paved parking for 4 vehicles ahead of the double garage that has power and lighting.

The rear garden is almost 100ft at its widest point and enjoys a sunny south easterly perspective. A decked terrace stretches across the entire back of the property and down the side is paving and a 10ft x 8ft workshop (power and light connected).

In one far corner is a summerhouse and in the opposite corner a stone seating area partly shaded by trees. The boundaries are panel fencing, mature shrubs and more trees.

COUNCIL TAX BAND

Band F £3,390.06 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 16th and 17th 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.

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.





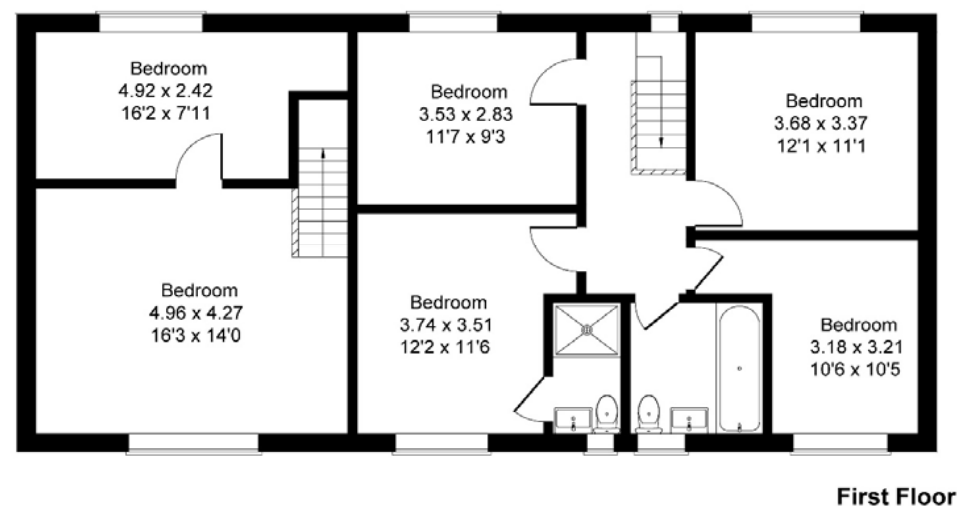
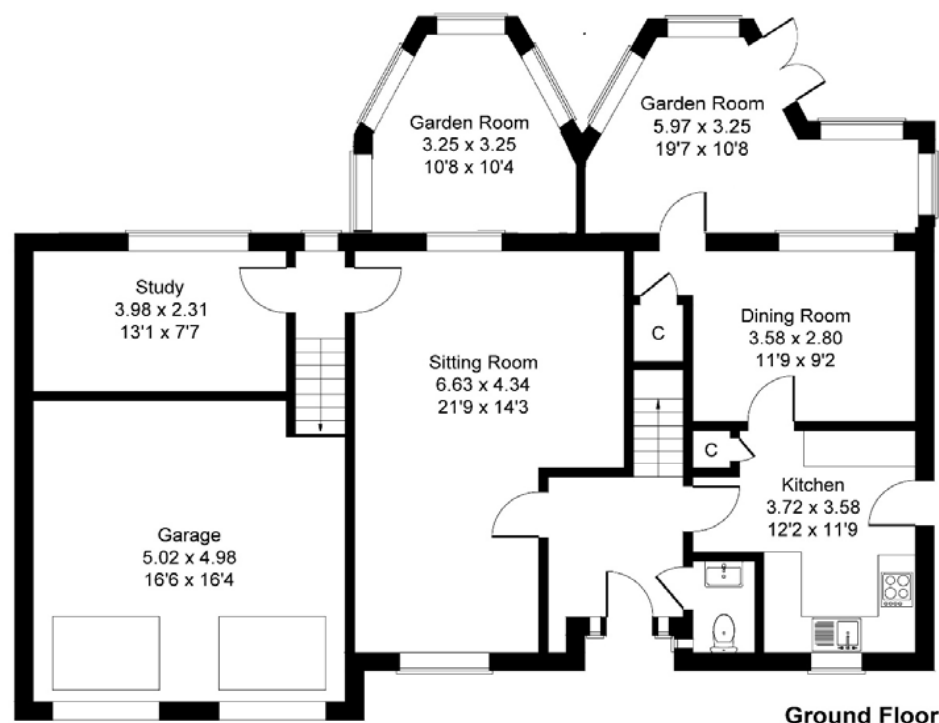
13 Rumptons Paddock

Approximate Gross Internal Area = 231.82 sq m / 2495.29 sq ft

Garage = 25.00 sq m / 269.09 sq ft

Total = 206.82 sq m / 2226.19 sq ft

Illustration for identification purposes only,
measurement are approximate, not to scale,
produced by The Plan Portal 2025.







IMPORTANT NOTICE

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- 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.
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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.

