



**Shakespeare House, Main Street, Grendon
Underwood, Buckinghamshire, HP18 0ST**

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Bicester 8 miles, Aylesbury 10 miles (Marylebone 55 mins), Oxford 15 miles, M40 (J9) 12 miles, Stratford upon Avon 52 miles, London 70 miles (All times and distances are approximate)

SHAKESPEARE HOUSE, GRENDON UNDERWOOD, BUCKINGHAMSHIRE

A SUBSTANTIAL AND HISTORIC GRADE II* LISTED PART ELIZABETHAN FORMER COACHING INN SET IN WONDERFUL LANDSCAPED GARDENS WITH COUNTRYSIDE VIEWS

Entrance hall | Reception hall | Drawing room | Dining room | Family room/Study | Kitchen/breakfast room | Utility room |
Cloakroom | Cellar:

1st Floor: Master bedroom with large en suite shower room | Three further double bedrooms | Two further bathrooms

2nd Floor: Two double bedrooms | Two bathrooms (one en suite) | Dressing room Sitting room/bedroom 7

Gardens About 1 acre in all

Double garage block with office/den & shower room above

DESCRIPTION

Shakespeare House was formerly a 16th century hostelry known as 'The Ship'. According to tradition, William Shakespeare stayed there on several occasions when en route between Stratford upon Avon and London and it is said he gained inspiration there for "A Midsummer's Night Dream". With later Georgian additions, the house has been lovingly restored in recent years and beautifully finished by the current owners to create a wonderful residence of great character incorporating a mix of original period features and full working fireplaces throughout with contemporary living. The entrance hallway opens into a spacious reception hall which has exposed ceiling timbers, an original brick fireplace, and has been fitted with painted wood panelling and a black marble floor. Broad oak steps lead up to the elegant drawing room in the Elizabethan part of the house; which has high ceilings, a stunning open fireplace, leaded light windows on three sides, oak floor and a wealth of exposed wall and ceiling timbers. Above the door which leads out to a rear hall, is a wall painting mentioned in Pevsner's "Buildings of England".

The striking black marble floor continues from the entrance hall through to the dining room and kitchen on the ground floor. The impressive dining room has a wonderful inglenook fireplace with tiled hearth and storage cupboards on either side. It has been fitted with painted panelling and part glazed illuminated display cupboards. A leaded window looks out to the front of the property and a

door leads to one of the two staircases up to the first floor. The contemporary L-shaped kitchen breakfast room is certainly a major feature of the house and has been cleverly designed to create separate food preparation, cooking, and dining areas. It has been fitted with a handsome range of bespoke hand made oak units with Golden Persa granite work surfaces and splash backs Full height cupboards provide abundant food storage. In one corner, a cosy 'reading area' has been created where a door leads out to the rear hallway providing access to a large cellar and door to the rear garden.

The 'cooking area' is ergonomically designed to incorporate Villeroy & Boch twin Belfast together with space for a large fridge/freezer and wine cooler. There is also large stainless steel gas range cooker with double ovens and further display cupboards and drawers. There is a freestanding island/breakfast bar with additional built in cupboard space and wine rack, adjacent to full height windows overlooking the pretty courtyard. From the kitchen a door leads to a useful utility area and cloakroom with access to the outside. Adjacent to the kitchen, a family room/study completes the ground floor accommodation. From the rear hallway an oak Jacobean staircase leads up to master bedroom suite which has a double aspect, original feature fireplace and stripped wood floor. The en suite shower room is largely marble tiled and fitted with twin sinks and Matki double-sized shower unit. Continuing up the staircase to the second floor



Garden and Outbuildings

Shakespeare House is approached over an impressive in and out gravelled carriage driveway to the front of the property intersecting an area of lawn with mature trees and saplings, and the gravel drive down the side leads to the garaging. Adjacent to the kitchen is a delightful stone flagged courtyard, screened by a curved brick wall with inset lighting, which provides privacy and a wonderful sun trap and seating area. A brick edged gravel path leads to a large stone flagged terrace and the stunning rear garden. Immediately to the rear of the house there is a fully restored 'parterre' garden with rose bushes, topiary box and yew hedging all intersected by gravel pathways. To one side is a well and areas of trellising. The remainder of the garden is mostly laid to lawn with shrub and flower beds and several specimen trees, including apple and lilac. There is a large, fenced pond, lovely willow trees, and the owners have introduced a wild flower border to encourage bees and wildlife. The grounds afford a high degree of privacy and are bordered by post and rail fencing and hedging and back on to open fields with wonderful countryside views. The detached double garaging is accessed along the eastern side of the grounds via a gravel drive, it has electric doors and the loft area has been converted into a large office or den with it's own bathroom & shower.

landing with former 'priesthole', is a dressing room with full height fitted cupboards and wardrobes. From here a door leads through to sitting room/bedroom 7 (dubbed 'The Shakespeare Suite' and reputed to be where William Shakespeare stayed) with its delightful original 'lozenge shaped' window overlooking the front.

A second staircase leads up from the dining room to the first floor bedroom accommodation where three double bedrooms and two bathrooms are situated. The charming guest bedroom, with window to the front and good storage cupboards, has a stripped wood floor, painted panelled walls and an attractive fireplace. A door leads to a rear vaulted hall which connects the two sides of the house, where there are two guest bathrooms, one of which has a Jacuzzi bath and marble wall tiles and separate shower, the other finished with travertine limestone mosaic tiles. From the landing, stairs lead up to the second floor where there are two further double bedrooms, one with an en suite bathroom and the other with a lovely vaulted ceiling. There is also a separate bathroom with corner Jacuzzi bath to this floor. This part of the house could be utilised as potential staff accommodation, if required.





Main Street, Grendon Underwood, Aylesbury, HP18

Approximate Area = 4421 sq ft / 410.7 sq m

Limited Use Area(s) = 221 sq ft / 20.5 sq m

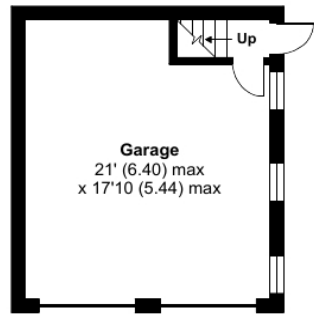
Garage / Outbuilding = 542 sq ft / 50.3 sq m

Total = 5184 sq ft / 481.5 sq m

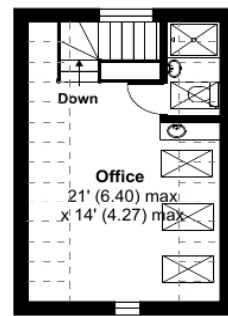
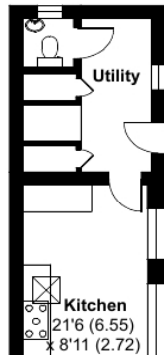
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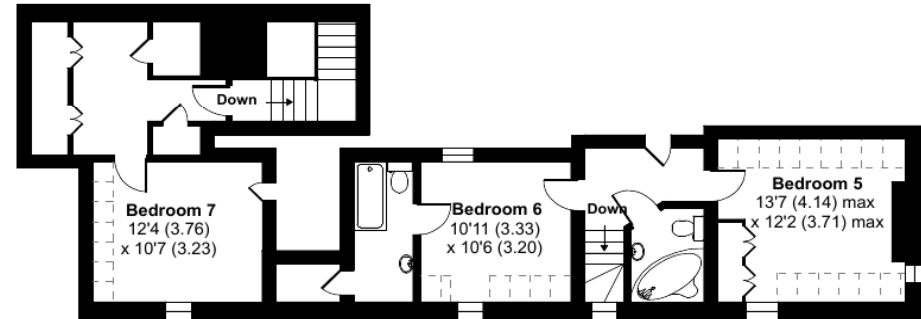
Denotes restricted head height



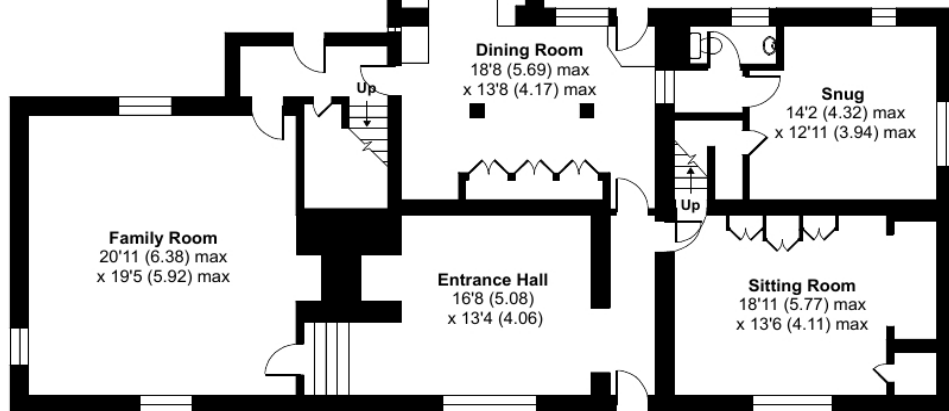
GROUND FLOOR



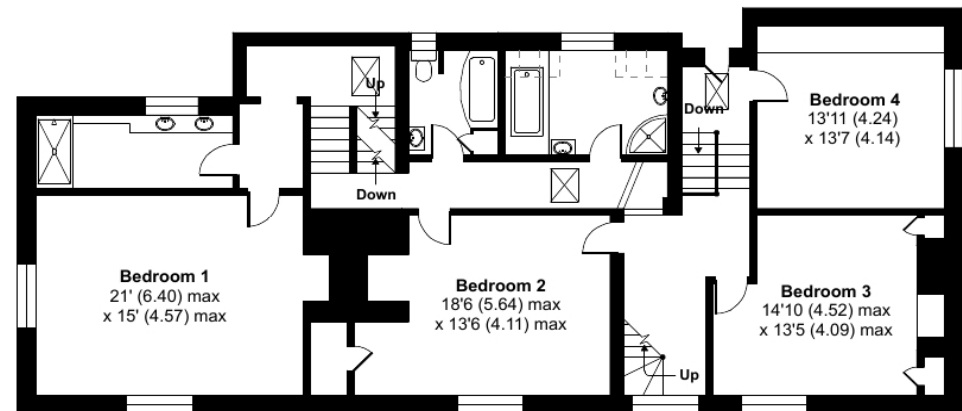
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for W Humphries. REF: 857554

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 Shakespeare Farm House and the 12th century church of St Leonard. The village has a general store with post office, a pub/restaurant, public hall and playground, primary school, and is in catchment for the highly sought after Waddesdon Church of England school.

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 Friar's Square Centre in Aylesbury.

The A41 provides easy access into Aylesbury, Bicester and the M40 network (J9). Rail connections are fast and convenient on the Chiltern Turbo reaching London Marylebone in 45 minutes from Aylesbury. The Bicester stations connect to Oxford (15 minutes), 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, Bruern Abbey, Bicester, Swanbourne and Oxford.

Village Primary School at Grendon Underwood

Waddesdon Secondary School.

Public schools at Stowe, Akeley Wood, Bloxham, Berkhamsted and Oxford.

Grammar Schools at Aylesbury.

General Services: Mains water, electricity, and drainage. Oil fired central heating

Postcode: HP18 0ST.

Local authority: Aylesbury Vale District Council. Telephone: 01296 585858.

Directions: From Aylesbury take the A41 towards Bicester passing through the village of Waddesdon. After approximately five miles, turn right signposted to Grendon Underwood. Continue through the village, passing the village shop on the left and Shakespeare House will be found at the far end of the village on the left hand side, shortly before the Parish church. From Bicester take the A41 towards Aylesbury. After approximately six miles take the turn signposted Grendon Underwood on the left. Take the next turning on the right into the village and Shakespeare House will be found after a short distance on the right-hand side just past the Parish church





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.
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- 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.

