



1 Manor Gardens, Grendon Underwood,
Buckinghamshire, HP18 0UT

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)
1 MANOR GARDENS, GRENDON UNDERWOOD, BUCKINGHAMSHIRE, HP18 0UT

A SUPERB, CONTEMPORARY, FAMILY HOUSE IN A HIGHLY DESIRABLE SETTING WITH A PRIVATE AND SUBSTANTIAL MATURE GARDEN

Reception Hall, Cloakroom, Kitchen/Breakfast Room, Conservatory, Dining Room, Sitting Room, Family Room, Galleried First Floor Office/Study, 2 Ensuite Bedrooms, 2 Further Double Bedrooms, Bathroom. Block Paved Driveway. Double Garage. Tree Studded Plot.

FOR SALE 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 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 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.

VIEWING

Strictly via the vendors agent W Humphries Ltd

SERVICES

Mains water, drainage and electricity. Oil fired central heating



DESCRIPTION

Manor Gardens is a close of just three properties, tucked away off the Main Street, adjacent to, and in the former grounds of, the 17th century Manor House. The elevations of number 1 are red brick beneath a clay tile roof and the elevations are reminiscent of a barn type building, a theme which very much is echoed through the interior. This is the first time 1 Manor Gardens has been for sale, the family had the house built around their specifications in 1995 and blended some beams into the finish, also incorporating a central atrium type hall to reinforce the barn conversion aesthetic.

Said hall has a large coats closet and a galleried staircase at the edge of the dining room, and this whole area sports floorboards. There is a cloakroom with a 'Heritage' suite of wc and a wash basin stood on a vanity unit. This end of the hall has a good size family room or third reception room. The kitchen and breakfast room opens into the conservatory, the kitchen with painted timber units and black granite surfaces incorporating a breakfast bar. The dishwasher is integrated and remaining are a 'Hotpoint' larder fridge/freezer with a water/ice dispenser, and a 'Rangemaster' cooking range that has a five ring hob and



hotplate and two ovens with a warming tray underneath. Behind is a brushed chrome backplate and above a 'Rangemaster' extractor hood. To the far wall are a bespoke, hand crafted selection of beautiful wooden cupboards and storage. In here and the kitchen are plinth lighting, and the entire kitchen, breakfast room, and the conservatory have a limestone floor. The conservatory enjoys a lovely view over the garden. It strikes the writer that a modest ground floor extension would create a sumptuous kitchen, dining and entertaining space.



The utility room has two sinks set in a wooden worktop with cupboards below, and a stable door leads to outside. There is a triple aspect to the sitting room and a handsome brick fireplace accommodating a woodburning stove. On the first floor the landing boasts a fantastic office or study with full length windows across the rear aspect. There is even a feature fireplace (electric) that has a carved surround, tiled slips, and a cast iron grate. The main and guest bedrooms are served by well-equipped contemporary ensuite shower rooms, the main bedroom providing a comprehensive assortment of built in furniture including wardrobes, drawers, top boxes, and bedside cabinets. There is a bathroom and two further double bedrooms, one particularly attractive with a

partly vaulted ceiling and whitewashed timbers. The loft is spacious with braced trusses, and it has a boarded floor and lighting.

OUTSIDE

At the front a block paved driveway precedes the double garage, in which is power and light. A deep grass verge and then a path attend the entrance and porch canopy. Gated access to the back of the house is provided either side. The rear garden is substantial, very private, and dotted with mature trees, the majority growing at the end boundary to maintain a pretty screen. On the fringe of the lawn is a decked seating area and pergola near a fish pond. Flanking the house are a walled courtyard and a shaded patio, and spanning the breadth of the property is a flagstone terrace.

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 in the village and Main Street and Manor Gardens is on the left hand side prior to the school.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		



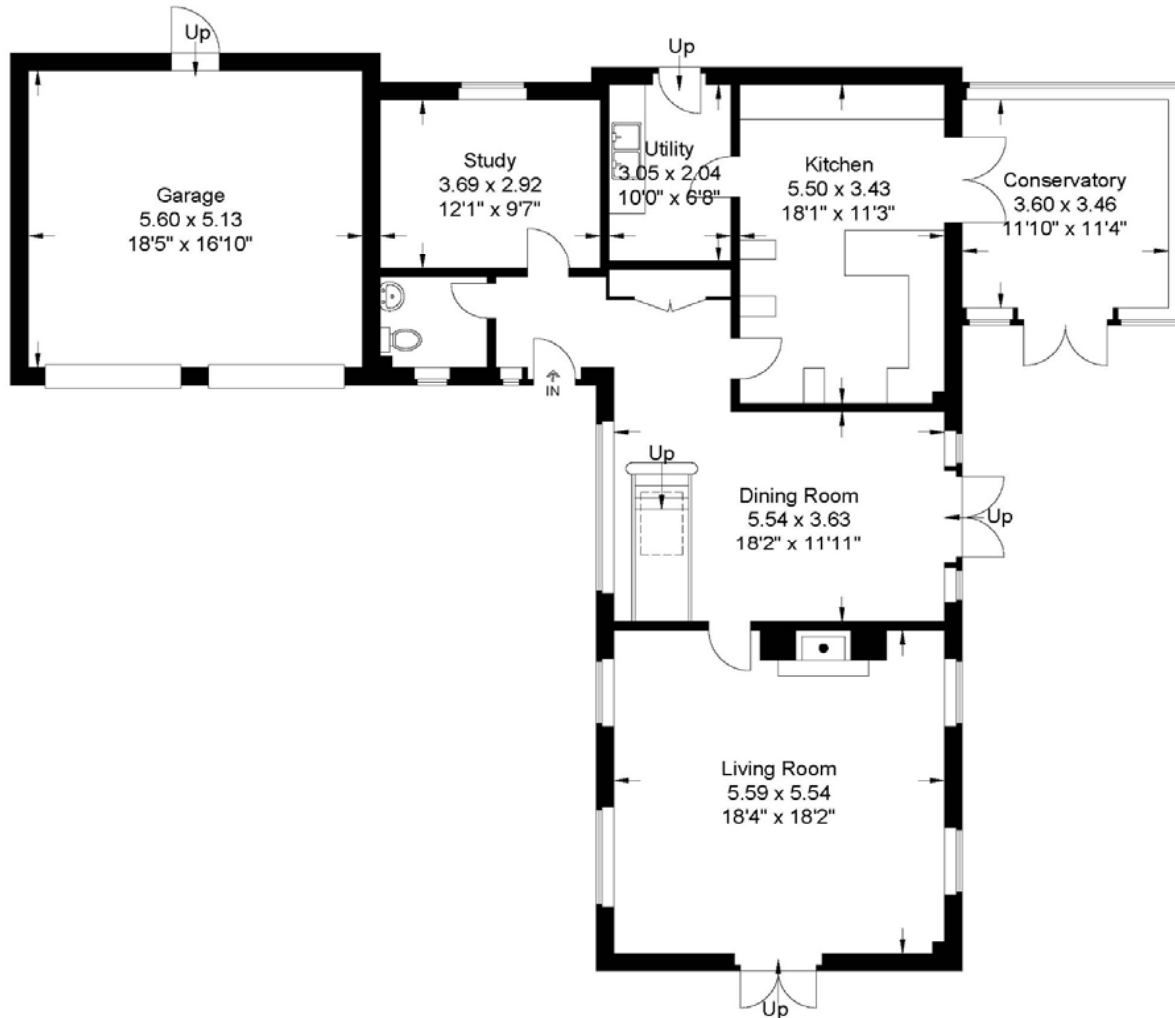
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Approximate Gross Internal Area = 219.63 sq m / 2364.07 sq ft

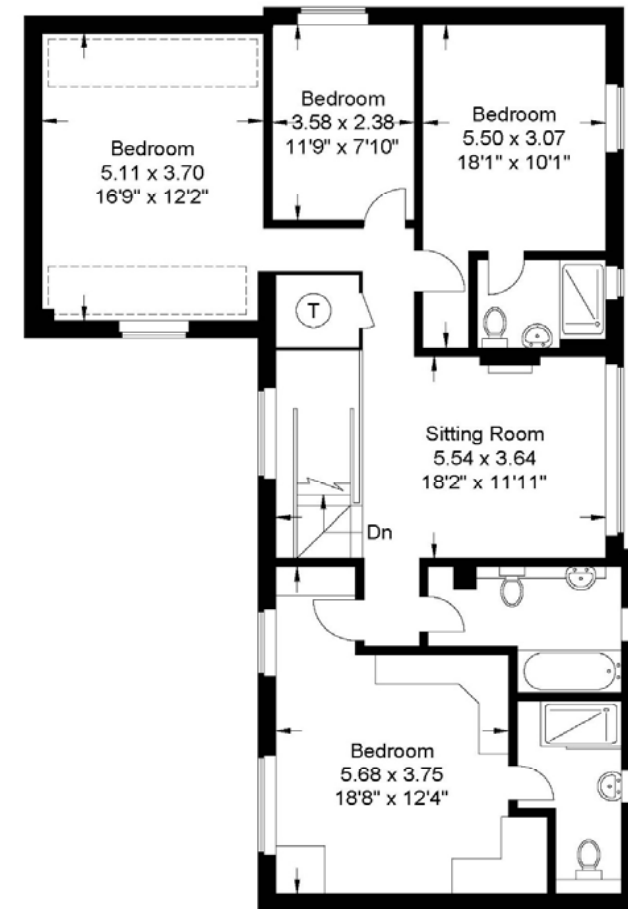
Garage = 28.73 sq m / 309.24 sq ft

Total Area = 248.36 sq m / 2673.32 sq ft

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



First Floor



Second Floor







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.

