



Bernwode
Main Street, Grendon Underwood,
Bucks, HP18 0SH

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



Bicester approx. 7 miles (Marylebone 70 mins.), Aylesbury approx. 10 miles (Marylebone 55 mins.), M40 approx. 9 miles, Oxford approx. 15 miles

Bernwode, Main Street, Grendon Underwood, Bucks, HP18 0SH

A 1930's DETACHED HOUSE HAVING LOTS OF POTENTIAL WITH LARGE GARDENS AND PADDOCK, ALL TOLD IN EXCESS OF AN ACRE. SUBJECT TO CONSENT THERE IS SCOPE FOR SUBSTANTIAL ENLARGEMENT OF THE PROPERTY OR POSSIBLY REDEVELOPMENT. SUPERB VIEWS.

Entrance Hall, Shower Room, Kitchen/Breakfast Room, Sitting Room, Dining Room, Utility Room, Three Double Bedrooms, Family Bathroom.

Large Formal Gardens With Mature Trees, Driveway With Parking For Numerous Vehicles, Garage, Outbuildings Including Stabling, Sheds/Workshops 16'9 x 8'6 & Old Brick Chicken House 21'8 x 7'10. 0.6 Acre Paddock.

Guide Price £625,000 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 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 and a Public House.

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

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.

DESCRIPTION

Bernwode was built in 1933, the property is located near the edge of the village backing onto open farmland with a pleasant view of Grendon Woods in the distance.

The house sits well in the plot which is over an acre in size comprising of large gardens and a grass paddock. The attractive brick elevations are under a clay tile roof, all the windows have upvc double glazed units and internally there are features typical of the period with tall ceilings, elegant rooms, ceiling coving and original panelled doors.

In the L-shaped hall is the staircase, off which is a shower room and two reception rooms, both of which have bay windows and open fireplaces, the sitting room being a large space. The kitchen/breakfast room is fitted with wooden cupboards and has an integrated dishwasher and fridge along with a Teknik double oven and four ring hob that has an extractor hood above.



At one end is a Rayburn range and there is a useful walk in larder. Beyond the kitchen is a utility room, there is space for appliances and the boiler is housed here in its own room. Upstairs on the landing is a storage cupboard which goes into the eaves, there are three good double bedrooms and a family bathroom, the back bedroom with fantastic views.

Outside; The total plot is in excess of one acre, the lion's share of which is a paddock, leaving 0.4 of an acre of formal garden that is mainly lawn with a sprinkling of fruit and other trees. The entrance is via wrought iron gates onto a Tarmac driveway that forks right up to the garage and left across the front of the house then down the left hand side. There are outbuildings as below.

Stables; Timber, 12'6 x 11'6 and 11'6 x 10'8. On a concrete slab with power, light and water.

Attached Sheds/Workshop; 6'11 x 8'6 and 9'10 x 8'6

Old Brick Chicken Shed; 21'8 x 7'10

Garage; with clay tiled pitched roof. Power, light and electric door.

AGENTS NOTE

The property will be sold subject to an overage agreement the details of which are available upon request.

SERVICES

Mains water, drainage and electricity. Oil fired central heating.

VIEWING

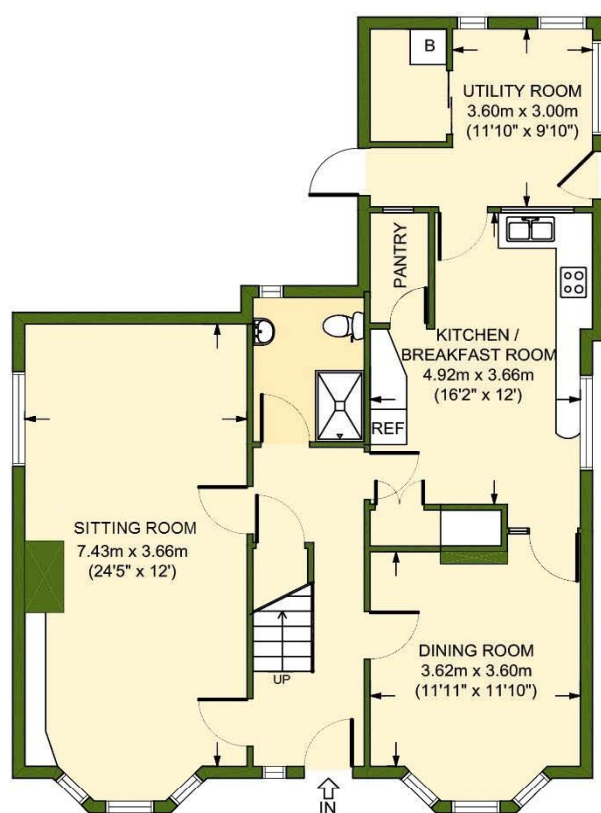
Strictly through the vendors agent W. Humphries at Waddesdon 01296 658270

DIRECTIONS

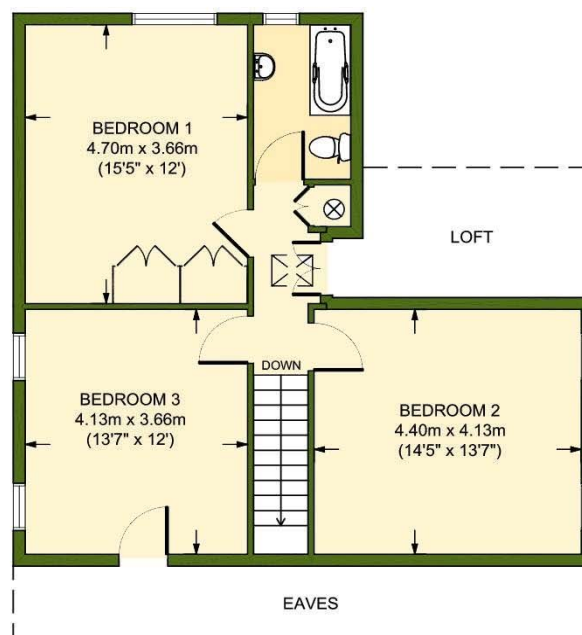
From Aylesbury take the A41 towards Bicester through Waddesdon and on to Kingswood, at the crossroads turn right signposted to Grendon Underwood and continue into the village.

Bernwode will be found on the right immediately after the first row of houses called Oak Tree Cottages.

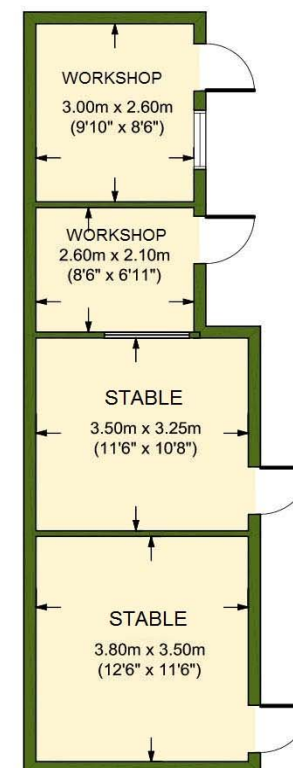




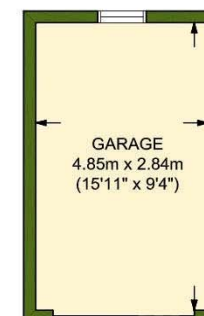
GROUND FLOOR



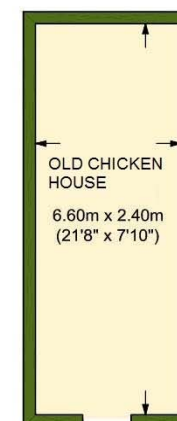
FIRST FLOOR



SHED



GARAGE



STORE

APPROX. GROSS INTERNAL FLOOR AREA OF THE PROPERTY 154 SQ M / 1658 SQ FT
 APPROX. GROSS INTERNAL FLOOR AREA OF THE OUTBUILDINGS 67 SQ M / 721 SQ FT

BERNWODE, MAIN STREET, GRENDON UNDERWOOD, HP18 0SH

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.

