



A fantastic opportunity to purchase a substantial family home, with flexible accommodation approaching 3,500sqft with a large garden, and backing onto fields in a Buckinghamshire village with amenities, within the catchment area of Aylesbury Grammar schools and Waddesdon Secondary.

The property is exceptionally spacious and is nestled on a private road offering approx. a third of an acre of grounds.

Upon entering, you are greeted by the elegant entrance hall, with marble flooring and an oak staircase.

The well-appointed kitchen is equipped with an array of wall & base units, granite work surfaces and integrated appliances. A centre isle provides additional cupboard & countertop space., while also doubling as a breakfast bar.

From here there is access to a useful utility room and guest WC. Leading on to the dining room with doors opening out on to the rear garden and the sitting room enjoys the same views to the rear and a snug/study completes the ground floor.

The first floor offers a superb principal bedroom with a vaulted ceiling and an en suite bathroom.

There are four further bedrooms, one with an en suite shower room and a family bathroom and two bedrooms have their own mezzanines.

On the second floor you will find bedroom six/games room and some loft space.

Outside, there is parking for three/four cars and further parking within the double garage.

The fabulous rear garden boasts a delightful patio area and a lawn with flower beds. A summerhouse sits at the end of the garden with a decked seating area.

Grendon Underwood has well regarded state and private schools and falls within the catchment area of the Aylesbury Grammar schools and Waddesdon secondary school with its 'outstanding' OFSTED report making it extremely popular. There is also a village shop and a public house.

There are four stations offering commuter services to London.

Bicester is the nearest town and has two railway stations. Bicester North offers a great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour.

Bicester Village Station offers a service to Oxford and a further route to London Marylebone.

Aylesbury Parkway and Haddenham and Thame Parkway both offer services to London.





Accommodation Comprises:

Ground Floor - Entrance Hallway, Kitchen/Breakfast Room, Living Room, Dining Room, Snug/Study, Utility Room, W.C

First Floor - Large landing, Principal bedroom, En-Suite Bathroom, Four Further Bedrooms, One With En-Suite Shower.

Second Floor - Bedroom Six/Games Room.

Outside - Double Garage, Driveway Parking, rear garden and Summerhouse

Services and Information.

Mains Water, electricity and sewage

Heating: Under-floor heating on the ground floor, electric central heating to first and second floor radiators. Solar panels.

Triple glazed windows with integrated blinds

Council Tax Band : G

Local Authority : Buckinghamshire Council

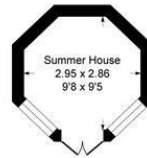
Energy rating : Current E, Potential E



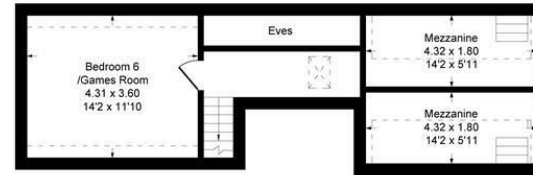


Iona barn

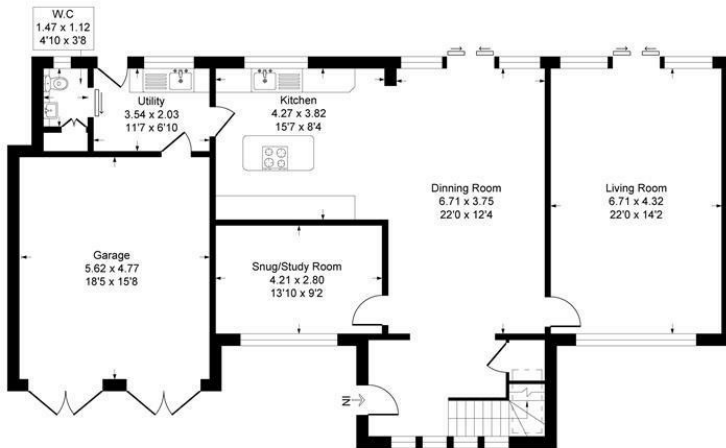
Approximate Gross Internal Floor Area = 319.8 sq m / 3443 sq ft
Ground Floor Area = 134.8 sq m / 1451 sq ft
First Floor Area = 136.1 sq m / 1466 sq ft
Second Floor Area = 41.9 sq m / 451 sq ft
Outbuilding Area = 6.9 sq m / 75 sq ft



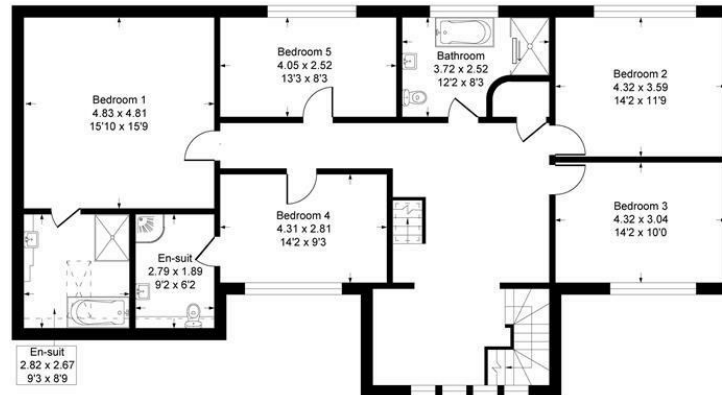
Outbuilding



Second Floor



Ground Floor



First Floor

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (61-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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

