



THE GROVE

The Grove dates back to 1874, with five bedrooms, and large reception rooms arranged over two floors this fabulous family home also boasts grounds and paddock land extending to five acres in the heart of the popular village of Grendon Underwood.

A substantial period home with generous rooms offering very versatile accommodation, with further scope for a detached annex, subject to planning, in attractive grounds, The Grove has so much to offer.

Approached via a private driveway with parking for several vehicles, and a lovely garden laid to lawn at the front, The Grove sits comfortably within its extensive plot.

The attractive front door and spacious entrance hallway set the scene for what is to follow in this handsome Victorian home.

Two large reception rooms to the front of the property boast bay windows with window seats, and dividing doors that open to make for a fantastic entertaining space.

The kitchen/breakfast room is fitted with a generous number of floor and eye-level units, along with integrated appliances, and has plenty of room for a large table and chairs, making it ideal for casual dining.

The formal dining room is adjacent to the kitchen and lends itself to entertaining or being utilised as a family room/playroom.

The living room is a fantastic room for family gatherings, with a feature fireplace with a wood-burning stove at one end.

A conservatory off the living room has doors to the rear garden and paddock land beyond, making it the ideal spot to enjoy the evening sunshine.

A utility room with a boiler and a w.c along with a boot room are off the kitchen, and a separate w.c can be found off the hallway.

On the first floor, there are four generous double bedrooms, and a single bedroom, which has a dressing room adjacent to it.

The bedrooms are served by a shower room, separate w.c, and a bathroom.

Outside the property not only has lawn to the front, but to the east leading to the garage and west heading towards the paddocks.

The garage block itself has power and lighting, with personal doors to the outside and the office, which has a storage heater, kitchenette, and a w.c.

Being detached from the main residence it lends itself to being converted to provide annex accommodation or a great home office subject to planning.

The stable block is brick-built and provides useful storage and workshop space.

The garden sweeps around to the left at the rear of the property and leads to a copse with mature trees, a pond, and level paddock land.

Local amenities include the village shop, a post office, a combined school, a village hall, Local restaurants include

the Italian restaurant Canaletto and The Akeman Inn in Kingswood. The house is in the catchment for Waddesdon secondary school rated "Outstanding" by Ofsted and Aylesbury grammar schools whilst the village boasts a primary school rated "Good" by Ofsted.

The nearby historic market town of Bicester is approximately 7 miles away and provides extensive shopping facilities at Bicester Village Retail Outlet offering many fashionable boutiques, recreational and social opportunities as well as having two mainline Railway Stations which provide services to London Marylebone.

The surrounding market towns and villages within Aylesbury Vale provide a wealth of historical and interesting places to visit including Waddesdon Manor, Claydon House and Quainton Steam Railway.

Friar's Square shopping centre in the county town of Aylesbury, 11 miles away, has a wide choice of social facilities and another mainline railway station with London Marylebone reached in 59 minutes.

The nearby A41 provides easy access into Aylesbury, Bicester, and onwards to the M40 and M25 motorway networks.





Accommodation Comprises:

Ground Floor - Entrance hallway, Two Reception Rooms With bay Windows, Dining Room, Kitchen/Breakfast Room, Living Room, Conservatory, Utility Room, Two W.C's and Storage Cupboards.

First Floor - Five Bedrooms, W.C, Bathroom, Shower Room, Dressing Room.

Outside - Driveway With Plenty of Parking, Garage, Office With Sink and W.C, Workshop, and Stables/Storage Rooms.

Services - Mains Water, Mains Drainage, The Heating Is An Electric System.

Council Tax Band - G

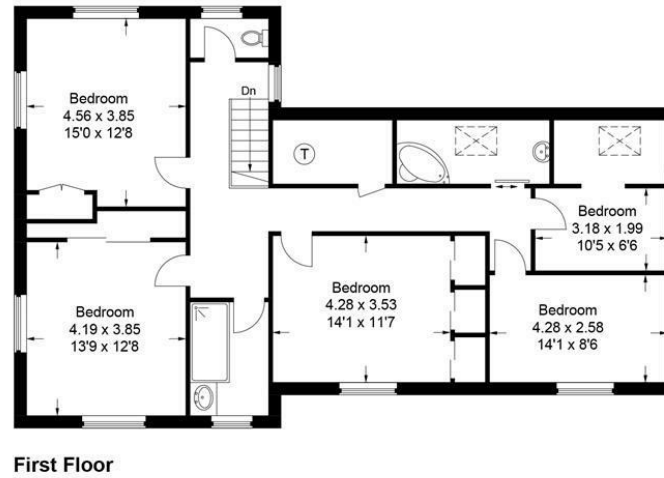
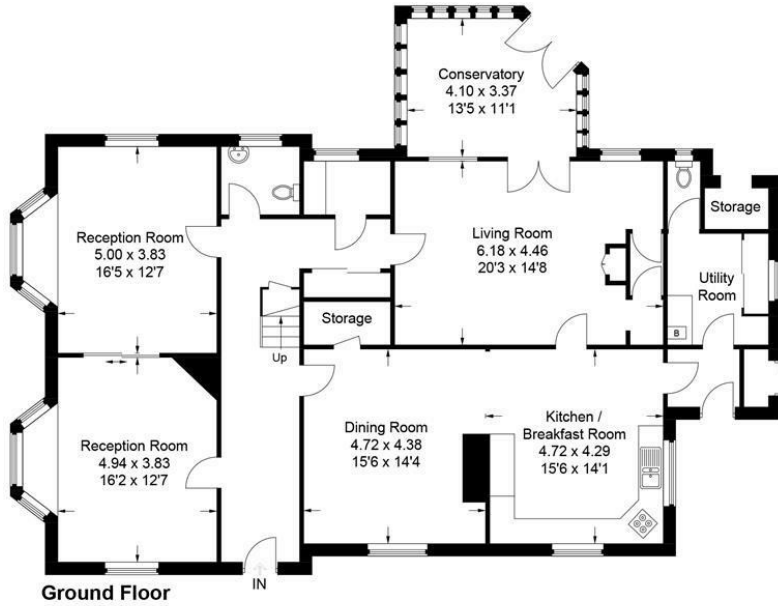
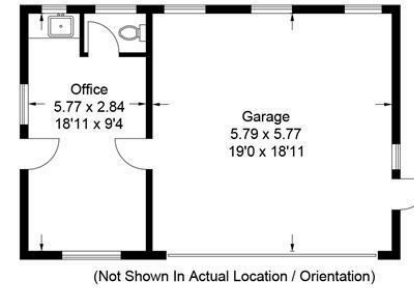
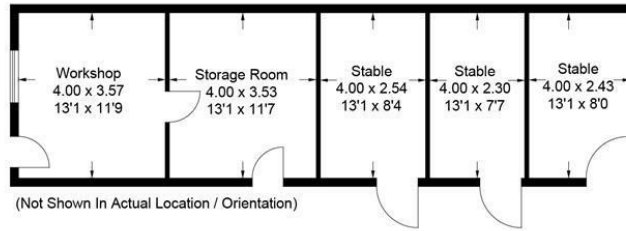
Local Authority - Aylesbury Vale District Council.

Agents Note - An overage Covenant Is Attached To The Paddock.





Approximate Gross Internal Area = 286 sq m / 3,078 sq ft  
 Outbuildings = 109 sq m / 1,174 sq ft  
 Total = 395 sq m / 4,252 sq ft



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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