



Grendon Road
Edgcott

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Bonners & Boningtons



A fabulous 4 bedroom detached family home, with a 0.31 acre garden and far reaching countryside views. Planning permission granted to significantly increase the property footprint. Catchment for Waddesdon & the Royal Latin. Excellent transport links.

Grendon Road, Edgcott, Buckinghamshire, HP18 0TN

Offers in excess of £650,000

- Four Bedroom Detached Family Home
- Planning Permission Granted To Extend
- 0.31 Acre Garden
- Stunning Countryside Views
- Fabulous Kitchen/Diner
- Dual Aspect Reception Room
- Master Bedroom With Ensuite
- Horseshoe Driveway
- Carport
- Converted Garage Into Home Office/Family Room



19 Station Road, Chinnor, Oxfordshire, OX39 4PU

01280 821333

victoriaj@bb-estateagents.co.uk

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Location

Edgcott is a charming historic village in Aylesbury Vale offering an attractive rural setting with excellent connectivity. There are convenient road links via the A41 and M40, while nearby Bicester provides direct rail services to London Marylebone and Birmingham. The property is ideally positioned within easy reach of a range of destinations, with Central Oxford and Blenheim Palace approximately 30 minutes away, Bicester Village just 15 minutes away, Waddesdon Manor around 10 minutes away, and Silverstone Circuit approximately 20 minutes away. Edgcott is in the catchment area for some leading primary schools; Grendon Underwood and Waddesdon, as well as grammar schools in Buckingham and Aylesbury. Waddesdon also has a highly rated secondary school. There are many after-school activities in the area, including the combined Edgcott and Grendon Underwood Scouts/Cubs group. local amenities in Grendon Underwood, and wider shopping and leisure facilities in Bicester, Aylesbury, Oxford and Milton Keynes.



Description

The property is discretely set back from the road, and can be accessed via its own horseshoe driveway, with ample parking for numerous vehicles.

Through the front door, there is a sizeable entrance porch leading to the main hallway, with plenty of space for coats and shoes.

The recently redesigned kitchen/diner really is the heart of the home, a great place to socialise with family and friends, with bi-fold doors to the stunning garden. There is ample eye and waist level units, walk in pantry cupboard, double ovens and built in microwave, wine fridge, pull out jar cupboards, and middle island with further storage and seating. From the kitchen there are doors to the garage/home office, reception room and separate utility room. The utility room has plumbing for white goods, a sink and additional storage.

The spacious dual aspect reception room is a cosy space with open fireplace and French doors to the garden.

The garage has been converted into a useful fully insulated home office/family room, with door to the garden. The room could easily be converted back if required.

There is also a downstairs cloakroom.

Upstairs

There are four good size bedrooms, most benefitting from built in wardrobes, with the master bedroom boasting modern ensuite shower facilities and also a recently refitted family bathroom, with bath, walk in shower, double sink and heated towel rail.



In addition to be current accommodation, there is planning permission to significantly extend the property. For full details go to: **AVDC Planning Ref. No: 20/03415/APP**.

Outside

To the front of the property is a horseshoe gravel driveway and carport for two cars and EV charging point.

The beautiful rear garden is laid mainly to lawn, with a sociable patio, ideal for summer parties and BBQ,s. There are mature beds, borders and trees, with uninterrupted views of the open countryside beyond.



General Remarks and Stipulations

Tenure
Freehold

Services
Mains Drainage & Water, Oil Central Heating

EPC Rating
63 Potential 76

Local Authority
Aylesbury Vale DC

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Viewing
Strictly by appointment with
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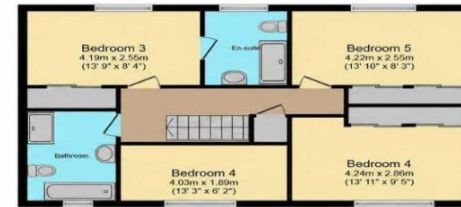
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CURRENT FLOOR PLAN



Ground Floor



First Floor

Total floor area 157.8 sq.m. (1,699 sq.ft.) approx

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