



High Street
LONG CRENDON


Colombs

11 High Street
Long Crendon
Bucks, HP18 9AF

A delightful three bedroom extended character cottage beautifully presented with lovely gardens and the rare benefit of off road parking.

Reception Hall| Sitting Room| Dining Room| Kitchen/breakfast Room| Cloakroom| Spacious Landing| Master Bedroom| Two further double bedrooms| Bathroom| Off street parking| Lovely cottage style gardens| Gated access| Fabulous location| Room|

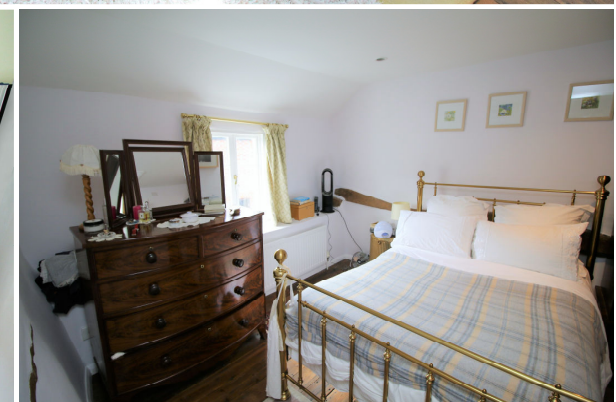
Price £599,950

Description

Number 11 High Street is a charming three bedroom extended character semi-detached cottage set in the beautiful village of Long Crendon in the picturesque High Street.

The cottage over the years has been cleverly extended providing flexible living accommodation, ideal for today's modern lifestyle. It has an abundance of charm and character with a spacious hallway which leads through to the double aspect sitting room with wood burning stove and enjoys views over the old High Street and double doors which open onto the sun terrace with views over the delightful gardens. There is a good sized dining room with views to the front and rear. There is a well appointed cottage style kitchen with a bespoke range of cupboards and appliances plus space for breakfast table and chairs with a door leading on the terrace which is ideal for al fresco dining.

On the first floor there is the master bedroom with en suite, one further double bedroom and a single plus the bathroom.





The gardens are situated to the side and rear of the property and are truly delightful being laid mainly to lawn bordered with an array of mature shrubs and trees. To the front there is a gravelled drive with gated access.

Situation

Long Crendon is an attractive Buckinghamshire village, voted the 4th most popular village to live in by the Sunday Times, with a pleasant mix of properties approximately 2 miles north of Thame. The High Street is awash with mostly period properties from the 17th century and is a picturesque backdrop for the village. Within the village is the impressive 14th century village Church and Long Crendon is steeped in History. Within the village there is a park and the area is surrounded by open countryside with many footpaths and bridleways.

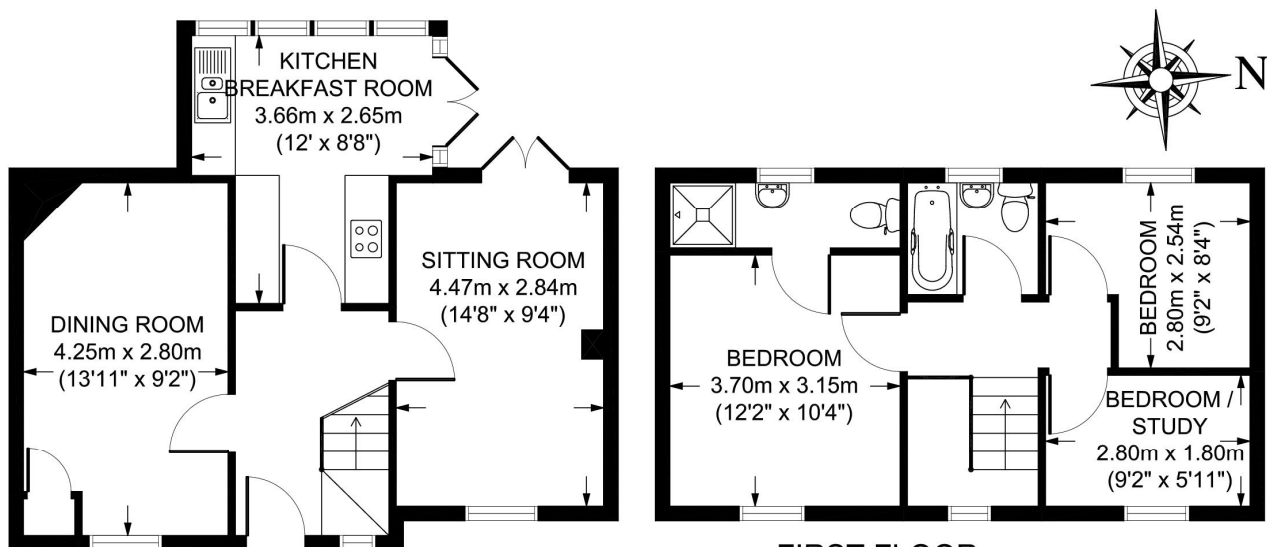
There is a good range of amenities and community spirit within the village. There is a village post office / shop, exceptional local butchers, coffee house several public houses and the renowned Angel restaurant. There are many clubs and societies within the village that contribute to the community feel that is prevalent within the area for families and benefits from two local parks as well as local churches for all denominations.

Long Crendon Village is a favourite village for filming for Midsomer Murders

Schooling in the area is excellent and the village has an excellent Primary School which feeds into both Lord Williams in Thame and the Aylesbury Vale Grammar School. There are a number of good private schools in the area as well as a highly-regarded pre-school.

Road and rail communications are excellent with both the M40 motorway and Rail connections from Haddenham and Thame Parkway being some 5 miles away providing direct access to London Marylebone with direct trains from 35 minutes





APPROX. GROSS INTERNAL FLOOR AREA 851 SQ FT / 79 SQ M
11 HIGH STREET, LONG CRENDON

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.

Directions

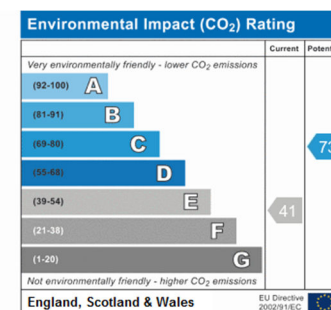
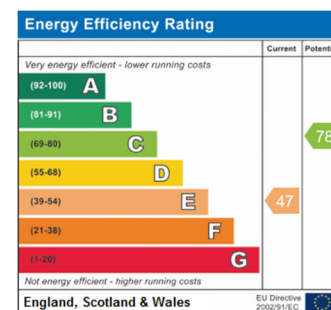
Proceed from Thame to Long Crendon. Upon entering the village turn right into the High Street. Proceed down the High Street and about half way down No.11 will be found on your left hand side.

Viewings

All viewings are strictly by appointment through Colombs Estate Agents

Mortgage Advice

Contact Colombs who can introduce you to our Professional Financial Advisors.



These particulars and floor plans are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract. The plans and particulars are intended as a guide only. Dimensions are approximate and not to scale. Whilst every care has been taken with the preparation of the details all information is given in good faith, but prospective purchasers must satisfy themselves. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Colombs Estate Agency cannot be held responsible for any faults found or for any expense incurred by prospective purchasers.

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