



The Smithy, 43 High Street, Long Crendon HP18 9AL





## The Smithy, 43 High Street

As seen on Channel 4's Best Laid Plans and also recently featured in The Independent Newspaper, we are delighted to launch this exceptional 4 bedroom family home, situated in a conservation area on the sought after High Street in Long Crendon .

The Smithy, 43 High Street, is thought to be one of the oldest Grade 2 Listed properties in the village, dating back 400 years, with the original crux still intact at the centre of the historic part of the house.

Since purchase, the property has undergone extensive remodelling. The current owners approached local award winning architect Lynn Palmer to advise on how to extend the listed thatched cottage, to create a more family friendly space, that was also cutting edge in terms of design.

The end result sees a spectacular glass tube extension to the rear, with the kitchen /dining space relocated to the first floor, with views over the generous 200ft garden. Looking back from the extension it is possible to see the period features of the original part of the house.

The property now combines both the historic and the contemporary and it is no surprise that it has been short listed for an LABC award, with other nominations in the pipeline.

The original cottage has a large sitting room with a beautiful parquet floor, cast iron radiators and a generous woodburner from North Mill Stoves . There is also a study area/bedroom 5 (with underfloor heating ) and w/c on the ground floor. A wide flight of stairs lead to a single and double bedroom, both abundant with exposed beams and period features. A stylish new bathroom has been fitted complete Victorian style roll topped bath.

The sitting room leads to a light and airy hallway that marries the historic part of the house to the contemporary extension. This imposing hallway leads to both the utility room and ground floor shower room, which perfectly service the two beautifully presented double bedrooms (one master, the other with generous bespoke bunk beds).

The main hub of the house is undoubtedly the first floor, state of the art kitchen/dining room, with its floor to ceiling glass doors leading out onto the patio. The flooring is woodpecker parquet and benefits from underfloor heating. There is a range cooker/oven by Smeg and several useful built in appliances such as microwave, fridge, dishwasher and wine cooler. The kitchen is a bespoke design by Kingsey Kitchens and the centre piece is a substantial island made in part of Lebanon Cedar , with stunning reclaimed industrial lights hanging above and rail lights to the side. There is plenty of room for a large dining table and chairs, where one can enjoy views over the well manicured gardens.

Externally there is off road parking, with planning in place to widen the drive should a new owner so wish. The Smithy also has its own attractively lit well, which is set up to irrigate the garden in drier months.

At the top of the well designed garden, is a log cabin which benefits from a running water supply, electricity and wifi. This is perfect for anyone choosing to work from home and requiring a separate space from the main house. A further shed also conveniently has electricity

This property successfully combines a wealth of character and period features with stunning design and an early viewing is recommended.













## Long Crendon

Long Crendon is a highly desirable village on the borders of Oxfordshire and Buckinghamshire, situated just two miles from the Market town of Thame.

The village has several amenities which include local shops, a film club, tennis club, gastro pubs and a fine dining restaurant. In addition there is a Dr's surgery, recreation ground, library and children's football club. The Primary School is very popular, as is Little Acorns nursery.

Long Crendon benefits from being 'dual catchment', which makes the Bucks Grammar Schools available along with Lord Williams Thame.

In the private sector Ashfold School in nearby Dorton is excellent.. The M40 is a short distance hence for access to London, Birmingham and the North. Nearby Haddenham & Thame railway station provides access to London Marylebone in approximately 42 minutes.

For a wider selection of educational and recreational facilities Thame, Aylesbury, Oxford and Bicester are a short drive away.

To request a viewing please call  
**Rachel McLoughlin on 01844 216666**  
or visit [www.lightfoots.co.uk](http://www.lightfoots.co.uk)

**Lightfoots**  
SOLICITORS

1-3 High Street, Thame, OX9 2BX





Floor plans are for layout purposes only and are not intended to be scale drawings.  
All measurements are approximate and should not be relied upon for valuation purposes.