

# TREETOPS

EASINGTON, LONG CRENDON, BUCKINGHAMSHIRE



HAMNETT  
HAYWARD



# TREETOPS

EASINGTON, NR LONG CRENDON  
BUCKINGHAMSHIRE. HP18 9EZ

**A wonderful opportunity to acquire a substantial modern house offering a private and secluded setting with outstanding rural views.**

Located within a picturesque rural hamlet on the fringe of Long Crendon village is Treetops, a magnificent modern house constructed in 2011 to exacting standards by a local builder of repute. The property has the most wonderful far reaching views over adjoining farmland and countryside beyond, whilst offering a private plot behind large electric gates. Internally the finishing touches have been designed and inspired by the current owner to provide a stylish presentation throughout, whilst the construction has been completed to a high standard including underfloor heating to ground and first floors with individual heating controls to each room, solid floors to the first floor ensure optimal sound proofing. Particular mention is made of the stunning 25' open plan kitchen/dining/sitting room with bi-fold doors directly onto a generous garden terrace. The kitchen is fitted with a range of gloss units and Italian marble work surfaces, a range of appliances include a Rangemaster with induction hob, wine cooler, dishwasher, refrigerator and a Siemens microwave. A large island with stone work surfaces provide a wonderful sociable area, which in turn flows into a comfortable sitting area. A formal Drawing room has an impressive wood burning stove within a large brick fireplace and bi-fold doors open to the garden terrace. To the first floor are four double bedrooms and three bathrooms, the master suite enjoys doors out to a balcony providing far reaching rural views; with a further dressing room and a large en-suite bathroom. The first floor also enjoys a lovely guest suite and two further double bedrooms served by a family bathroom.

Outside, the property is accessed through electric timber gates in to a large paved driveway providing substantial parking for ample vehicles. To the front of the property is a large detached double garage with electric door, while a rear staircase provides access to a generous self contained bedroom suite, offering potential for a private tenancy or small annexe. The formal gardens encompass the property with a generous area laid to lawn at the side, with some planting and mature hedging providing privacy. A large paved terrace provides a perfect position for summer entertaining, enjoying a lovely outlook over farmland, with further views beyond.

“A UNIQUE OPPORTUNITY TO ACQUIRE A SUBSTANTIAL AND INDIVIDUAL COUNTRY HOUSE COMPLETED TO EXACTING STANDARDS, WHILST ENJOYING MAGNIFICENT VIEWS”



## AT A GLANCE

- An individual five bedroom detached family home enjoying a stunning rural location with open views
- Constructed in 2011 to exacting standards by a reputable local builder
- High standards of finish including a fabulous open plan kitchen/dining/sitting room
- Ample parking behind electric gates, double garage with bedroom suite over
- Magnificent master suite of bedroom with balcony enjoying views, dressing room and bathroom





## CURRENT SPECIFICATION

- Generous Entrance hall with tiled flooring
- Cloakroom
- Drawing room with wood burning stove
- Family room
- Study
- Stunning 25' open plan kitchen/dining/sitting room
- Utility room
- Impressive master suite of bedroom, dressing room, well appointed bathroom and balcony with far reaching views
- Guest bedroom suite
- Two further bedrooms
- Family bathroom suite
- Electric gates opening to a substantial area of off street parking
- Detached double garage with separate bedroom suite above (providing potential for a small annexe)
- Generous formal gardens
- Excellent connections to London Marylebone
- Picturesque rural views over countryside
- 0.6 miles to Long Crendon with a reputable Primary school recently rated outstanding by Ofsted
- School bus available outside the property for all three Aylesbury Grammar schools

## LOCATION

LONG CRENDON boasts an unrivalled array of beautiful character properties spanning many centuries. Its long meandering high street is bound at one end by an impressive 14th Century grey limestone Church and set amongst a picturesque mixture of colour washed houses and cottages, mostly of the 17th Century. The remainder of Long Crendon consists of a pleasant mix of both period and contemporary property and enjoys a good range of facilities including post office, butchers, general stores, the recently opened coffee shop, churches catering for all denominations, a number of public houses and a highly regarded restaurant. For schooling, the village has an excellent primary school, recently rated outstanding by Ofsted and feeding into both the reputable Lord Williams comprehensive school in Thame and all three Aylesbury Grammar School. A number of good private schools are also situated close by. For the commuter, the M40 (junction 6) is approx. 6 miles and a railway service into London Marylebone via the Chiltern line is located in nearby Haddenham, connecting you to the capital in just 37 minutes.

## ADDITIONAL INFORMATION

**Services:** Mains water and electricity

**Heating:** Oil fired, providing under floor heating to ground and first floor with individual heating controls to each room.

**Solar heating:** Roof panels providing hot water with a government feed in tariff generating a rebate of approximately £500.00 P.A

**Electric car charging:** Charge point suitable for most 5 pin electric vehicles.

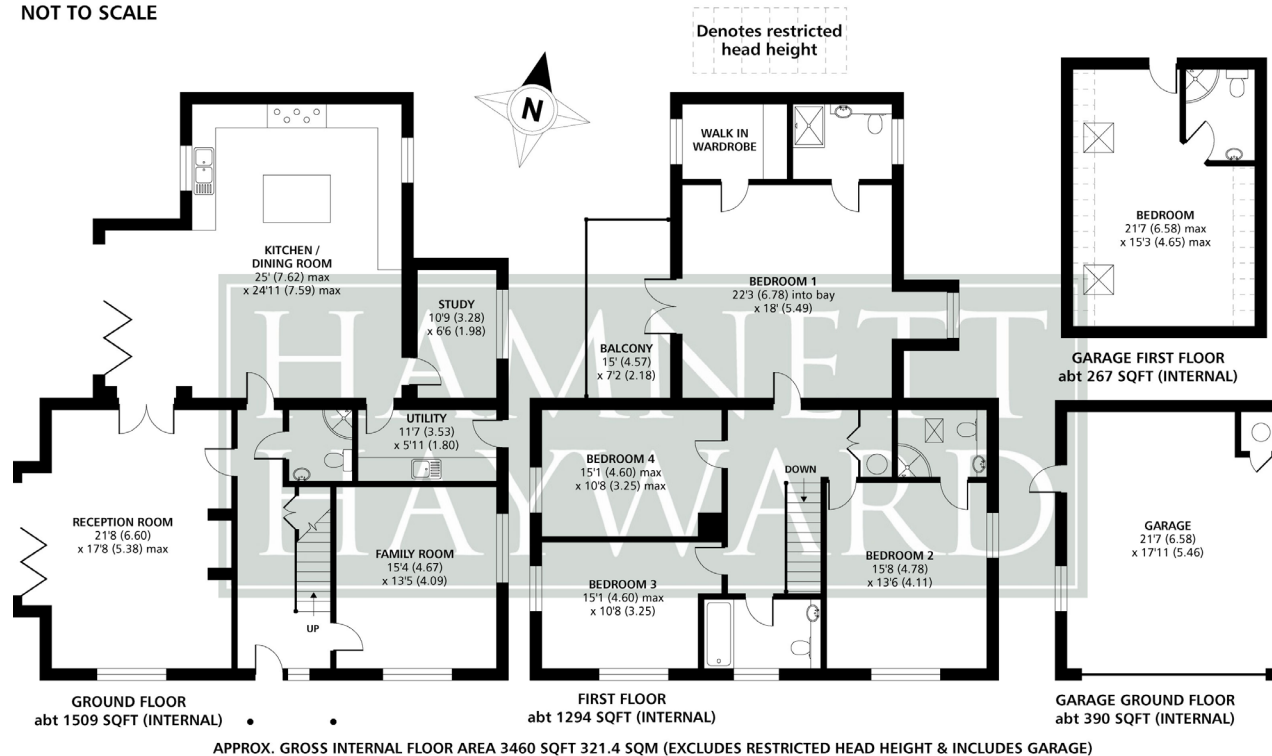
**Drainage:** Private Klargestep septic tank

**Energy Rating:** Currently B - 84 Potentially B - 84

**Local Authority:** Aylesbury Vale District Council

**Postcode:** HP18 9EZ

NOT TO SCALE



**HAMNETT  
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