



10 KETCHMERE CLOSE  
LONG CRENDON BUCKINGHAMSHIRE

**TIM RUSS**  
& COMPANY



**10 KETCHMERE CLOSE**  
**LONG CRENDON**  
**BUCKINGHAMSHIRE**

**AN ATTRACTIVE SPLIT-LEVEL HOME**  
**LOCATED IN THIS TOP VILLAGE**  
**WITH GROUNDS IN EXCESS OF A**  
**THIRD OF AN ACRE.**

**GUIDE PRICE £830,000**



## The Property

If you like quirky then this could be the one for you. This home is both light and spacious and with the design of the architecture, there are many split levels. The outside will not disappoint either with grounds of just over a third of an acre. So, for the accommodation of this fun home. A covered porch allows access to the hall with stairs going both up and down. The kitchen/dining space is beautifully light with sliding glazed doors overlooking the rear garden and two windows overlooking the front garden. The kitchen has a comprehensive range of recently fitted units with integral appliances. The dining space is of a great size and has clever light flooding through to the lower level "L" shaped sitting room, which is enhanced by an inset wood burning stove, perfect for those cooler evenings. A cloakroom and utility room concludes the living space. The bedrooms are once again on different levels. The principal suite has a dressing area and a lovely ensuite bathroom. There are three further bedrooms arranged over the split-level accommodation to the first floor. The smallest of which would be a perfect study. Both bedrooms one and two enjoy stunning views over the rear garden and the stunning countryside beyond. There is a lovely family shower room to complete the accommodation within this charming home.

## Outside

To the front of the property, driveway parking leads to the double garage which is accessed via an electric door. The front garden is beautifully mature with well planted shrubs

and there is an area of lawn. Pedestrian gated access will be found to the side of the property which is flanked by an attractive rockery. To the rear is something quite special. Beautifully stocked gardens with an array of mature shrubs and trees with interspersed flower beds giving interest from all angles. A large garden room is to be found to the rear of the formal garden along with a lovely greenhouse. This space opens out to the meadow. With meandering pathways leading through the wild meadow, it's just a joy. What a beautiful place to spend your warm summers evening.

## Location

Long Crendon is an attractive and sought-after village lying approx. 2 miles to the north of the market town of Thame. The village is a picturesque mix of mainly period houses and cottages together with a good selection of shops for day to day needs as well as a primary school, health centre, library, sports facilities, a number of public houses, coffee shop, and the renowned Angel Dining Rooms. The village benefits from pre-schools and a local first school with access to Lord Williams's School in Thame and within the catchment area for grammar schools. There are excellent commuter road and rail connections with the M40 motorway being about 15 minutes' drive away providing connections to the M4 and M25 national motorway networks. Haddenham Station is about 2 miles away providing a fast and efficient service to London Marylebone in approx. 35 minutes.

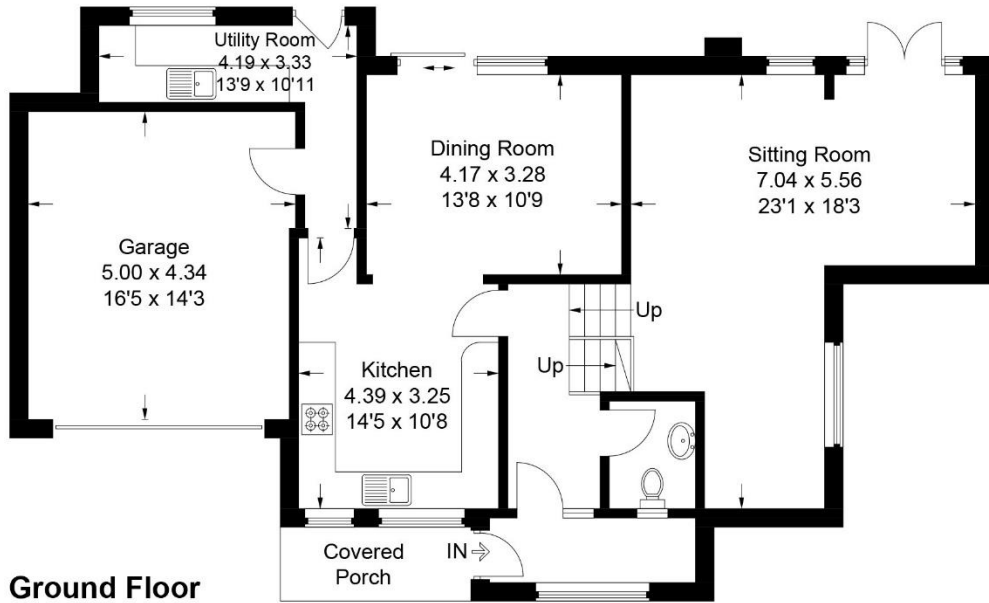
Post code for SatNav: HP18 9BG

## Additional Information

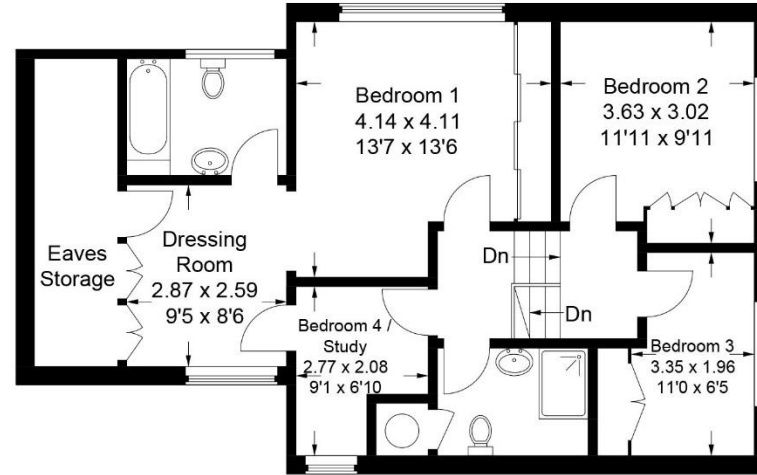
- **Council Tax Band - F**
- **EPC Rating – C**
- **Services** – Mains electricity, water, drainage and gas fired central heating
- **Local Authority** – Buckinghamshire County Council
- **Tenure - FREEHOLD**

Ref: TH/3188





**Ground Floor**



**First Floor**

## 10 Ketchmere Close

Approximate Gross Internal Area  
 Ground Floor = 100.2 sq m / 1,078 sq ft  
 First Floor = 66.3 sq m / 714 sq ft  
 Total = 166.5 sq m / 1,792 sq ft  
 (Including Garage / Excluding Eaves Storage)



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.

© CJ Property Marketing Ltd Produced for Tim Russ & Company



112 High Street, Thame, Oxon OX9 3DZ

**T: 01844 217722**

E: thame@timruss.co.uk

**www.timruss.co.uk**

**TIM RUSS**  
 & COMPANY