



THE KITES
GIFFARD WAY LONG CRENDON BUCKINGHAMSHIRE

TIM RUSS
& COMPANY



THE KITES GIFFARD WAY LONG CRENDON BUCKINGHAMSHIRE

A BEAUTIFULLY APPOINTED FOUR
BEDROOM VILLAGE HOME WITH
BEAUTIFUL GARDENS

GUIDE PRICE £580,000



The Property

Not only pretty, but beautifully appointed four double bedroom family home that has been recently updated and extended by the current owner and now provides the following accommodation. The entrance hall allows access to the sitting room which is both light and spacious and enjoys a lovely fireplace and a large window overlooking the front garden. From here is the dining room, which again is of a great size and has exceptional light flooding in from the large, glazed doors which open onto the rear garden. The beautifully appointed kitchen has an exceptional range of Shaker style units complimented with quartz worktops and integrated appliances. A cloakroom concludes the ground floor.

To the first floor a large landing allows access to the three double bedrooms, the principal of which has a lovely ensuite shower room. There is also a good-sized family bathroom.

The second floor bedroom is once again of a double size and has lovely far reaching views from the Velux windows.

This is a lovely family home in not only a top village but enjoys peace and quiet and fabulous gardens.

Outside

To the front is a large graveled area perfect for parking several motor vehicles. An attractive hedge flanks this area. There is access to the side of the property which leads to the WOW! space. A beautiful garden which is South westerly facing and is

of a great size and private. There is a lovely, paved terrace which is ideal for entertaining, an expansive area of lawn and planted borders really make this a special space to potter and enjoy.

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

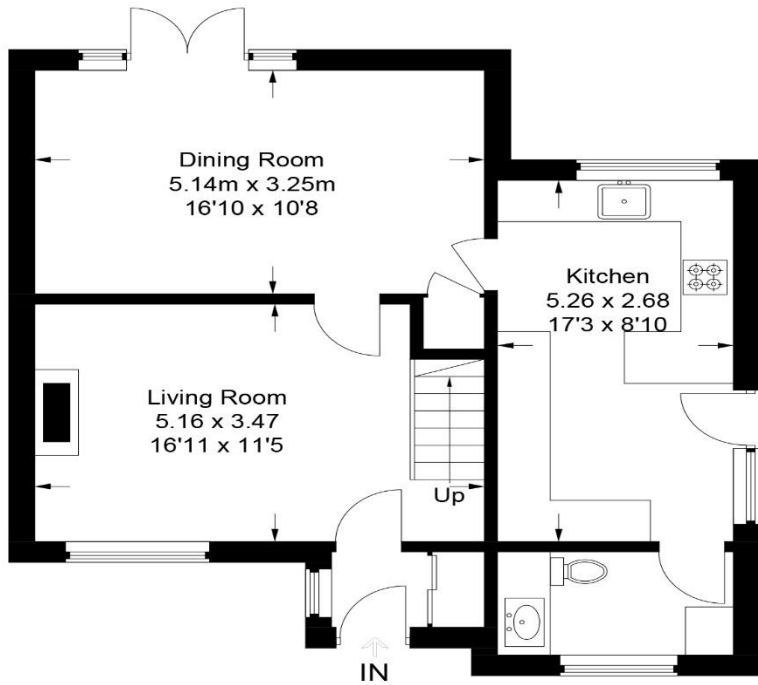
Post code for SatNav: HP18 9DN

Additional Information


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

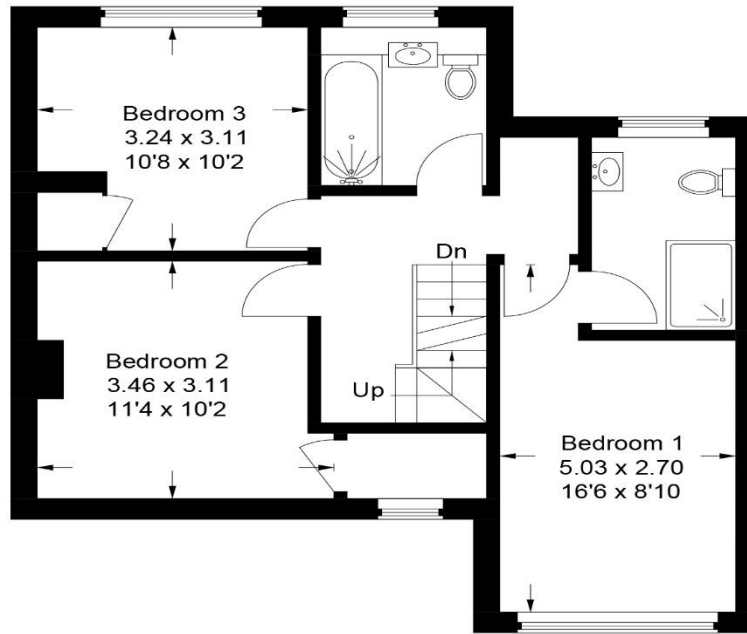
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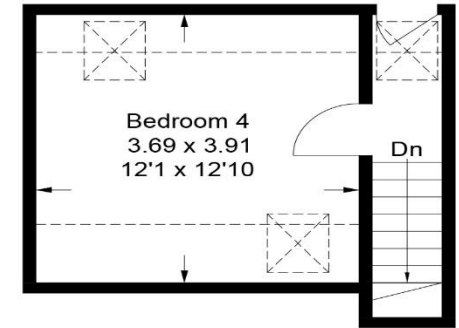


Ground Floor

 = Reduced headroom below 1.5m / 5'0



First Floor



Second Floor

Address, Postcode

Approximate Gross Internal Area
 Ground Floor = 57.5 sq m / 619 sq ft
 First Floor = 54.6 sq m / 588 sq ft
 Second Floor = 18.5 sq m / 199 sq ft
 Total = 130.6 sq m / 1,406 sq ft

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.

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