



THE OLD SCHOOL HOUSE LONG CRENDON BUCKINGHAMSHIRE

TIM RUSS
& COMPANY



THE OLD SCHOOL HOUSE LONG CRENDON BUCKINGHAMSHIRE

A LOVELY PERIOD DETACHED HOME
LOCATED IN A PRIVATE GARDEN
WITHIN THIS HIGHLY REGARDED
VILLAGE

GUIDE PRICE £795,000



The Property

Not only elegant but a home of some repute. The Old School house used to be the headmaster's home of the former village school. Set behind a gorgeous stone wall the property has a handsome façade and is set well back from the village High street.

The ground floor accommodation is beautifully light and spacious. The entrance hall with an elegant staircase to the first floor immediately impresses. From here all the main reception spaces can be reached. The sitting room enjoys views over the garden and has the added benefit of an attractive fireplace. The formal dining room is also to the front and could be used as a family room. The kitchen is fitted with a range of shaker style units with a built-in oven and spaces for appliances. The current breakfast room flanks this space and could easily be knocked through. The door to the back is also in this area. A super conservatory, downstairs shower room and a cloakroom concludes the ground floor.

The first floor offers three double bedrooms, two of which have fitted wardrobes and a family bathroom.

This is a truly lovely home.

Outside

The approach to this charming home is via a gated access and the main garden of this property. Mainly laid to lawn with interspersed mature specimen trees. Completely

private and south westerly facing. There is a large garden storage shed and pretty planted borders. To the rear is just amazing if you want to hear the sound of willow hitting leather and nippers giggling in the distance. As this home backs directly onto the recreation grounds of this highly graded village and what's more you don't have to maintain it.

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 9AF

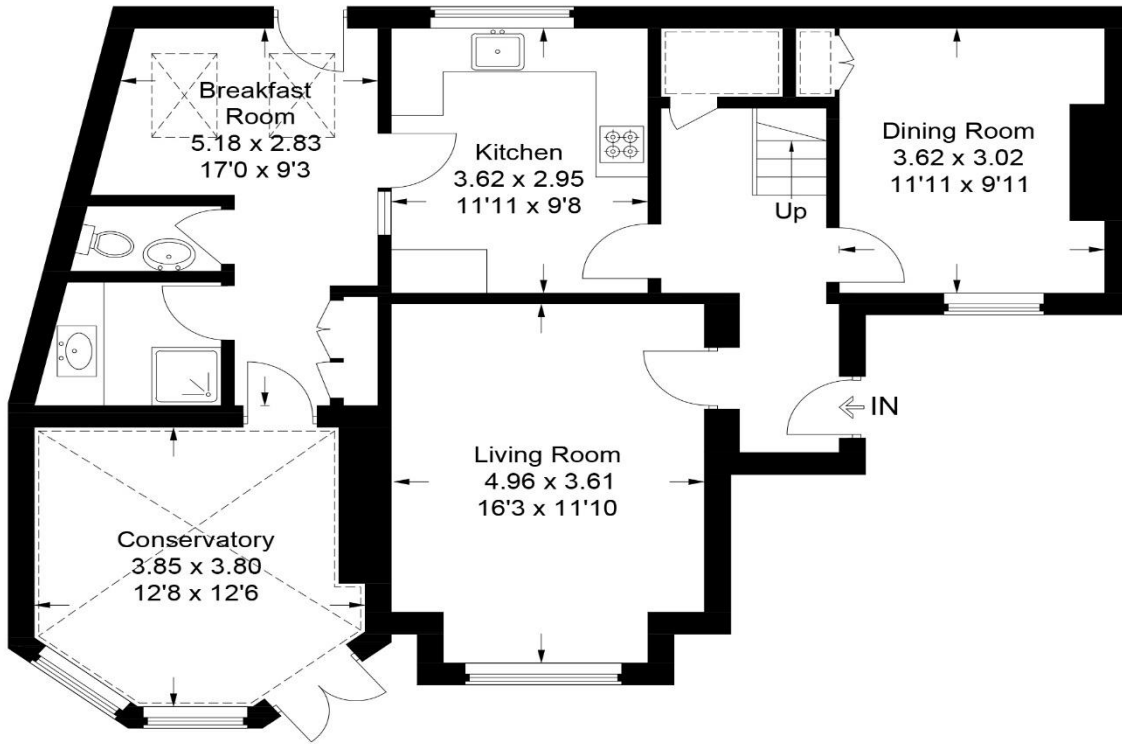
Additional Information

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

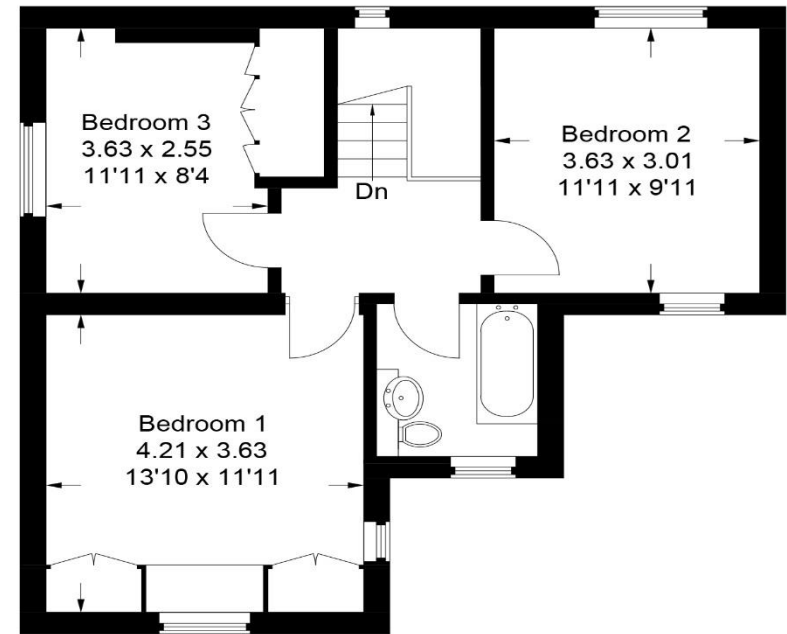
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 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

The Old School House

Approximate Gross Internal Area
Ground Floor = 84.0 sq m / 904 sq ft
First Floor = 50.0 sq m / 538 sq ft
Total = 134.0 sq m / 1,442 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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