



ANGEL COTTAGE
LONG CRENDON



ANGEL COTTAGE LONG CRNDON BUCKINGHAMSHIRE

Angel Cottage is a delightful property nestled just a short stroll from the village centre and benefits from allocated parking and an enclosed rear garden.

GUIDE PRICE £450,000



The Property

Located in the highly sought after Buckinghamshire village of Long Crendon, Angel Cottage is offered to the market with NO ONWARD CHAIN and has benefitted in recent times from a newly fitted kitchen. The property opens into a porch which in turn leads to the sitting room. There is an open fireplace, ideal for those cosy nights in. Continuing through, the kitchen is an excellent size and has been fully refitted in recent times and features downlighting throughout, an extensive range of shaker style units, a fitted oven and gas hob and offers space for appliances. There is plenty of room for a dining table. Overlooking the rear garden, this is a great space for entertaining family and friends.

To the first floor, there are three bedrooms and a family bathroom. The bathroom has been refitted with a white three-piece suite, heated towel rail and tiled flooring.

Outside

Externally, the property benefits from off-road parking spaces to the front and a private and enclosed garden to the rear. The part-walled garden is of a low maintenance design with a paved patio terrace. There is gated access out towards the rear

of the current Angel Dining Rooms, allowing access for bins and garden storage and work.

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.

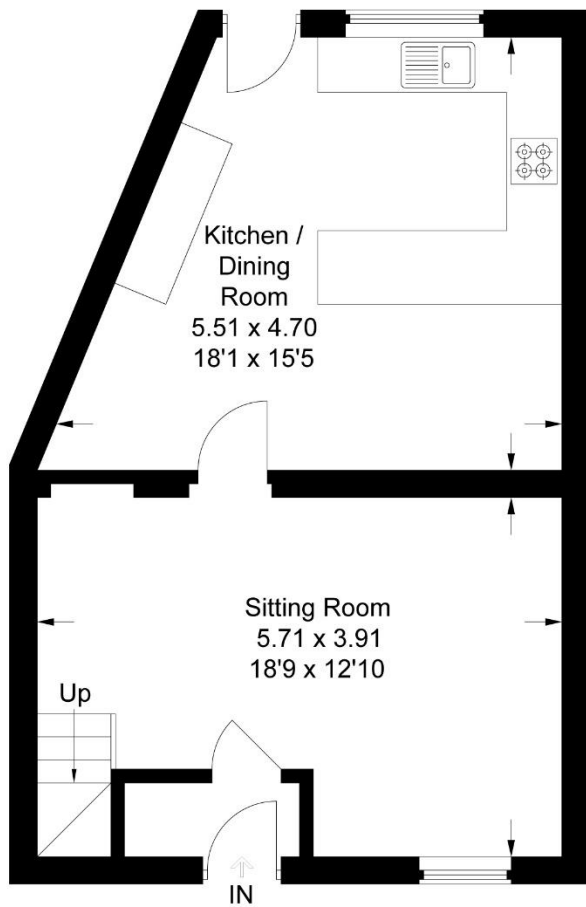
Post code for SatNav: HP18 9DN

Additional Information

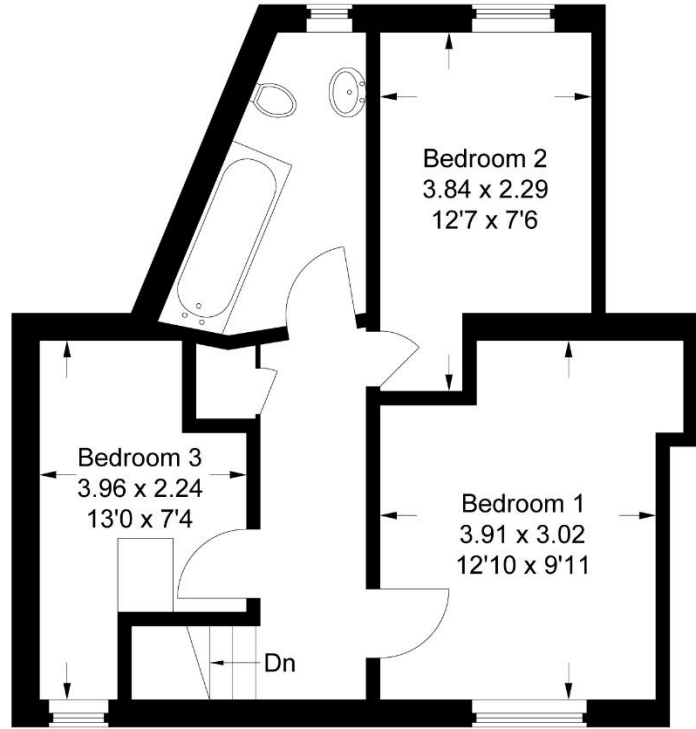
- **Council Tax Band - E**
- **EPC Rating – E**
- **Services** – Mains electricity, water, drainage and gas fired central heating
- **Local Authority** – Buckinghamshire County Council
- **Tenure - FREEHOLD**

Ref: TH/3118





Ground Floor



First Floor

Angel Cottage

Approximate Gross Internal Area
 Ground Floor = 46.4 sq m / 499 sq ft
 First Floor = 40.2 sq m / 433 sq ft
 Total = 86.6 sq m / 932 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			101
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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