



CHEARSLEY ROAD  
LONG CRENDON BUCKINGHAMSHIRE

**TIM RUSS**  
& COMPANY





## 2 CHEARSLEY ROAD LONG CRENDON BUCKINGHAMSHIRE

A BEAUTIFULLY PRESENTED THREE  
DOUBLE BEDROOM DETACHED COTTAGE  
WHICH IS WITHIN A SHORT STROLL OF  
THE VILLAGE RECREATION GROUNDS

**GUIDE PRICE £550,000**





## The Property

This is a top draw detached cottage which has been beautifully restored and updated by the current owners. The entrance hall allows access to the impressive open plan living/dining/kitchen. The sitting area has a wood burning stove which is perfect for the colder evenings. Special mention must be made of the kitchen/dining space. Light floods in via the sliding glazed doors. The shaker style units are complimented with quartz worktops including a great size breakfast bar. The family room/study is also a good size and has an attractive open fireplace.

Access to the basement can be found from the kitchen space and is perfect for storage.

The first floor will not disappoint. The principal bedroom has an attractive ensuite shower room and a built-in wardrobe. The second double bedroom has built in wardrobes and pretty views over the recreation grounds. A Third double bedroom and lovely family bathroom concludes the accommodation.

This is a super cottage in a top village.

## Outside

Although not a large space, the garden is beautifully formed and so private. It is completely hard landscaped with stunning planting. There is access via the gated side pathway.

## 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 9BS**

## Mortgage

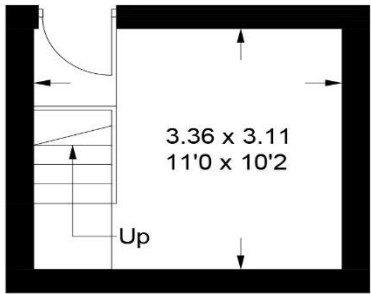
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

## Additional Information

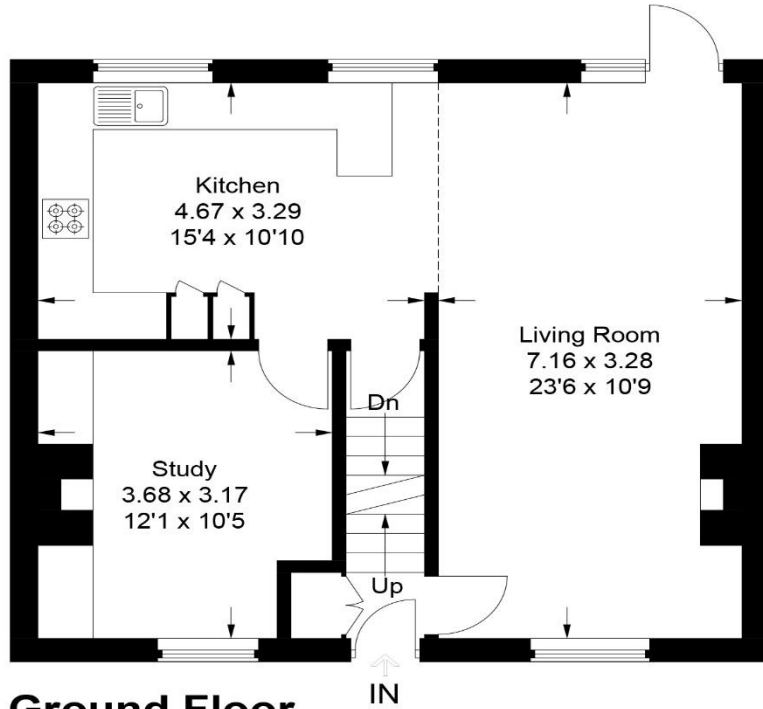
- **Council Tax Band - D**
- **EPC Rating – D**
- **Services** – Mains electricity, water, drainage and gas fired central heating
- **Local Authority** – Buckinghamshire County Council
- **Tenure - FREEHOLD**

Ref: TH/3323

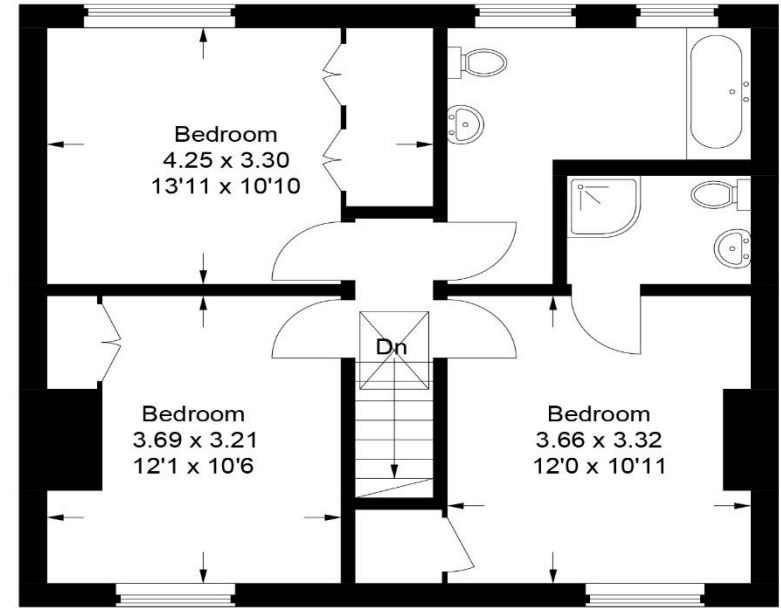




**Basement**



**Ground Floor**



**First Floor**

## 2 Chearsley Road

Approximate Gross Internal Area  
 Basement = 10.5 sq m / 113 sq ft  
 Ground Floor = 54.9 sq m / 591 sq ft  
 First Floor = 54.7 sq m / 589 sq ft  
 Total = 120.1 sq m / 1293 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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