

24 CARTERS LANE

LONG CRENDON, BUCKINGHAMSHIRE. HP18 9DE



HAMNETT
HAYWARD

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A substantial four bedroom detached village home located within a highly sought after 'tree-lined' lane and enjoying a generous plot extending to 0.20 acres.

A unique opportunity to acquire an individual detached village home, recently re-modelled to provide exceptional living space and all within mature grounds extending to 0.20 acres. This wonderful home has been extended and re-modelled in more recent years to offer unrivalled accommodation, with an internal footprint extending to 2,808 sq.ft and presented in excellent order. The property is perfectly positioned, forming part of this highly sought after residential street of individual homes and just a stones throw from the popular village school. Long Crendon is a picturesque Buckinghamshire village offering a multitude of amenities and independent shops, whilst just a short drive to Haddenham & Thame Parkway for an unrivalled service into London Marylebone (fast train just 36 minutes)

On arrival an entrance hall provides access to all ground floor accommodation, including a separate cloakroom and Utility/boot room. Particular mention is made of the fabulous open plan kitchen/dining/family area, extending to an impressive 27' in length and overlooking the generous rear garden. The kitchen is fitted with a comprehensive range of shaker style cupboard and drawer units in natural wood, with hardwood working surfaces. Integrated appliances include an inset double oven with 7 ring halogen hob, an extractor hood and dishwasher. Glazed double doors flow into the sitting room which extends to 23' in length and enjoys a contemporary wood burner, recently replaced glazed doors open directly to the garden. Further accommodation includes a large family/cinema room with built in storage and a study/bedroom four overlooking the front garden. To the first floor, an impressive landing provides access to all bedrooms and offers an occasional study. The bedrooms are all substantial including a principle bedroom suite extending to 18' in length with extensive storage and opening to the fabulous en-suite wet room. Two further double bedrooms are served by a recently replaced family bathroom and separate shower, with ample built in storage and shelving.

Externally, twin five bar gates open to a private driveway for ample vehicles and access is gained to the garage. To the rear, a mature garden extends to approximately 70' in length and is laid predominantly to lawn with a generous terrace. The garden has a sunny South-Easterly aspect and a second raised terrace at the bottom of the garden for further entertaining space. A detached timber summer house provides potential for a home office.

“A SUBSTANTIAL FOUR BEDROOM DETACHED VILLAGE HOME LOCATED WITHIN A STUNNING TREE-LINED’ LANE, JUST A SHORT WALK FROM THE POPULAR VILLAGE SCHOOL AND OFFERING MATURE GROUNDS OF 0.20 ACRES”



AT A GLANCE

- A wonderful village home offering exceptional accommodation extending to 2,808 sq.ft
- Prime location within a stunning 'tree-lined' lane, just a short walk from the village school
- Exceptional room proportions including a 23' sitting room with wood burning stove
- Gated off street parking, garage and private plot extending to 0.20 acres
- Highly sought after Buckinghamshire village with excellent connection to London Marylebone



SUMMARY

- Entrance hall
- Cloakroom
- Family/cinema room
- 23' Sitting room with wood burning stove
- 27' kitchen/dining room
- Utility room
- Study/bedroom 4
- Master bedroom with en-suite wet room
- Two further generous bedrooms
- Substantial landing
- Family bathroom
- Gated entrance to ample off street parking
- Garage
- Generous plot extending to 0.20 acres
- Mature 'South-East' facing garden offering an excellent degree of privacy
- Wonderful position within an attractive tree-lined lane
- Just a short walk from the popular village school
- Dual catchment schooling for Lord Williams Buckinghamshire Grammar schools
- Internal accommodation extending to 2,808 sq.ft
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway

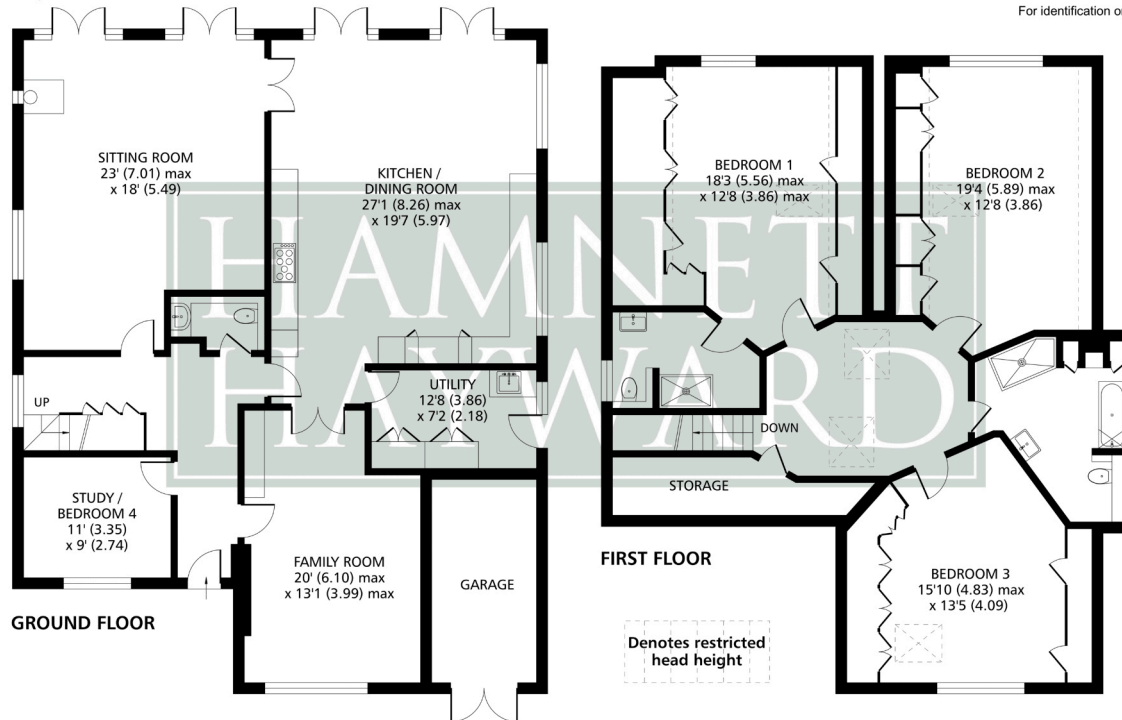
Carters Lane, Long Crendon, Aylesbury, HP18

Approximate Area = 2808 sq ft / 260.8 sq m (excludes garage)

Limited Use Area(s) = 181 sq ft / 16.8 sq m

Total = 2989 sq ft / 277.6 sq m

For identification only - Not to scale



LOCATION

LONG CRENDON boasts an unrivalled array of beautiful character properties spanning many centuries. Its long meandering high street is bound at one end by an impressive 14th Century grey limestone Church and set amongst a picturesque mixture of colour washed houses and cottages, mostly of the 17th Century. The remainder of Long Crendon consists of a pleasant mix of both period and contemporary property and enjoys a good range of facilities including post office, butchers, general stores, a coffee shop, numerous sporting clubs including tennis and cricket, churches catering for all denominations, a number of public houses and a highly regarded restaurant. For schooling, the village has an excellent primary school, feeding into both the reputable Lord Williams comprehensive school in Thame and the Aylesbury Grammar Schools. A number of good private schools are also situated close by.

ADDITIONAL INFORMATION

Services: Mains water, Gas & Electricity

Heating: Gas fired central heating

Energy Rating: Currently B - XX, potentially A - XX

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP18 9DE

Council Tax Band: F

Tenure: Freehold



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2023. Produced for Hamnett Hayward Ltd. REF: 1056946

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