

SIXPENNY COTTAGE

HARROELL, LONG CRENDON, BUCKINGHAMSHIRE HP18 9AQ



HAMNETT
HAYWARD

SIXPENNY COTTAGE

HARROELL, LONG CRENDON, BUCKINGHAMSHIRE
HP18 9AQ

An attractive Grade II listed two bedroom period cottage located within the heart of the conservation area.

Pleasantly tucked away on a quiet lane leading off the High Street within the conservation area, Sixpenny Cottage is a Grade II listed detached part thatched cottage offering character and charm.

The property was fully refurbished in 2011 and benefits from electric central heating with water filled radiators as well as electric underfloor heating to the ground floor. The kitchen has been fitted with modern Shaker style floor and wall units providing ample storage space and includes an integrated oven and hob. There is also space for a dining table and chairs. The sitting room has exposed beams, a fireplace* and an attractive square bay window with views to the front aspect. The bathroom is fitted with modern white sanitary ware with a shower over the bath and the entire ground floor has been laid to a tasteful ceramic floor tile.

Upstairs the cottage has two bedrooms with high ceilings, giving a good sense of space.

Outside the garden is to the front of the property and although modest, is fully paved and enclosed, with gated access, flower borders and two small outbuildings. To the road side there is a small gravel driveway for one modest vehicle. With the front of the cottage and enclosed garden facing due south, the rooms are bright and airy and the gardens bathed in sun, weather permitting, most of the day.

Enjoying a lovely tucked away setting within the conservation area of this quintessential Buckinghamshire village, Sixpenny Cottage is well positioned for all the many amenities available within this fabulous village including two public houses, The Angel restaurant, Tennis Club and the village square with post office, butchers and coffee shop.

*Fireplace not tested or used by current owner.

“A MOST ATTRACTIVE PART THATCHED TWO BEDROOM COTTAGE LOCATED AT THE END OF A NO-THROUGH LANE JUST OFF THE PICTURESQUE HIGH STREET.”



AT A GLANCE

- Character Grade II listed part thatched Wychert and brick detached cottage
- Renovated in more recent years to provide modern accommodation
- Living room with fireplace* and bay window
- Two first floor bedrooms
- Highly sought after village location



SUMMARY

- Entrance vestibule
- Kitchen/dining room
- Living room with fireplace
- Bathroom
- Two bedrooms
- Small south facing garden
- Parking space for a small vehicle
- Beautiful setting at the end of a no-through lane
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway

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. The Churchill Arms is a popular public house with a highly regarded Thai 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 including Ashfold preparatory school and Stowe school. For the commuter the M40 motorway is within just seven miles, connecting to London & Birmingham and a railway station is located at nearby Haddenham & Thame for a comprehensive service into London Marylebone (under 40 minutes)

ADDITIONAL INFORMATION

Services: Mains water, electricity & drainage

Heating: Sadia 'In-line' electric boiler to wet radiator system with additional electric under floor heating to ground floor

Energy Rating: N/A Listed Building

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP18 9AQ

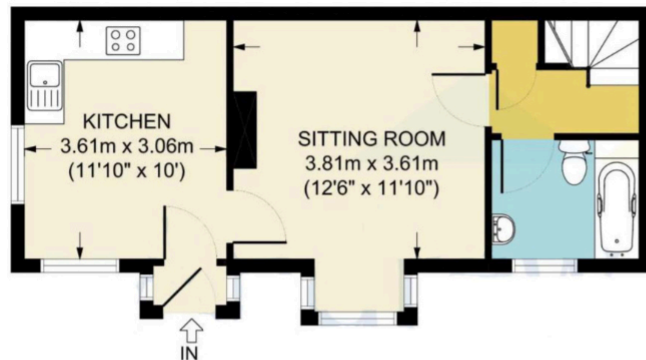
Council Tax Band: E

Tenure: Freehold

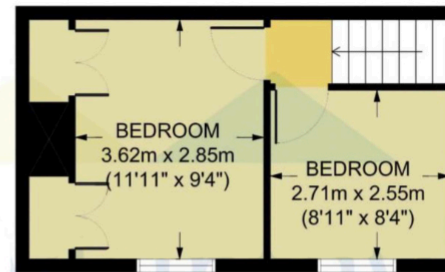
GUIDE PRICE £425,000

NOT TO SCALE

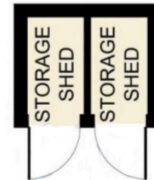
APPROX. GROSS INTERNAL FLOOR AREA 646 SQ FT / 60 SQ M
SIXPENNY COTTAGE, HARROEL, LONG CRENDON



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 377 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 237 SQ FT



STORAGE SHED
GROSS INTERNAL
FLOOR AREA 32 SQ FT

HAMNETT
HAYWARD

PROPERTY CONSULTANTS

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Hamnett Hayward and no guarantee as to their operating ability or their efficiency can be given.

HAMNETT
HAYWARD

HAMNETT HAYWARD

42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: thame@hamnetthayward.co.uk