

ELOISE COTTAGE

3 BURTS LANE, LONG CRENDON, BUCKINGHAMSHIRE HP18 9AJ



HAMNETT
HAYWARD

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An attractive three bedroom period cottage located within the heart of Long Crendon village, enjoying lovely secluded gardens and a detached studio.

Originally constructed circa XVII century of distinct chequered brickwork under a thatched roof, Eloise Cottage has been extended and refurbished in more recent years with a stunning kitchen/breakfast room, a detached garden studio perfect for Airbnb or a home office and a bespoke glazed garden room. The cottage is privately situated within stunning formal gardens, quietly tucked away behind the quintessential High Street within a stones throw of the many amenities on offer. For the commuter, Haddenham & Thame parkway is positioned with 4 miles offering a comprehensive service into London Marylebone (under 40 minutes).

Internally particular features of note include the recently updated kitchen/breakfast room fitted with a range of shaker style cupboard and drawer units in Navy blue and cream under a solid wood work surface. Appliances include a Rangemaster with electric ovens and a gas ring hob. A beautiful 15' Sitting room has a stunning brick open fireplace and fitted with an oak floor throughout, the sitting room opens to a bespoke glazed garden/dining room with views of the lovely garden.

The first floor features a large principal bedroom with built-in storage and a walk in dressing area with wash basin. Two further good sized bedrooms (one on the second floor) are served by a well appointed modern family bathroom suite with shower over and attractive panelled walls.

Outside, the property is located within the picturesque Burts Lane and enjoys the added advantage of private off street parking with EV charging point. Gated access opens to the rear garden which extends to almost 100' in length and laid predominantly to lawn. The garden offers excellent privacy with a range of mature plants and hedging, a private terrace provides the perfect position for entertaining. A detached timber framed studio with shower room provides a multitude of options including a home office/gym or Airbnb.

Eloise Cottage is a fabulous period home with such charm, outstanding gardens and just the perfect village setting.

“EXTENDED AND RENOVATED IN RECENT YEARS, ELOISE COTTAGE IS A BEAUTIFUL PERIOD COTTAGE WITHIN A LARGE GARDEN, SET ON A QUIET LANE WITHIN THE HEART OF THIS QUINTESSENTIAL BUCKINGHAMSHIRE VILLAGE”



AT A GLANCE

- An attractive three bedroom period cottage tucked away behind the picturesque High street
- Spacious accommodation extending to 1,274 sq.ft including a detached garden studio
- Off street parking, garage and generous secluded gardens extending to almost 100' in length
- Stunning kitchen/breakfast room
- Highly sought after village location with excellent access to station
- London Marylebone in under 40 minutes from Haddenham & Thame parkway



SUMMARY

- Entrance vestibule
- Sitting room with open fireplace
- Dining room/garden room
- Lovely kitchen/breakfast room
- Principal bedroom with dressing area
- Family bathroom serving two further bedrooms
- Detached studio with home office/bedroom and shower room (ideal for Airbnb)
- Secluded rear garden extending to 100' in length
- Off street parking with EV charging point
- Garage (located on Chearsley Road)
- Within walking distance of the many amenities on offer within the village
- Quiet village setting tucked away off the picturesque High street
- Multitude of character throughout
- Dual catchment schooling for Lord Williams and Thame & Bucks Grammar
- London Marylebone in under 40 minutes from nearby Thame & Haddenham Parkway



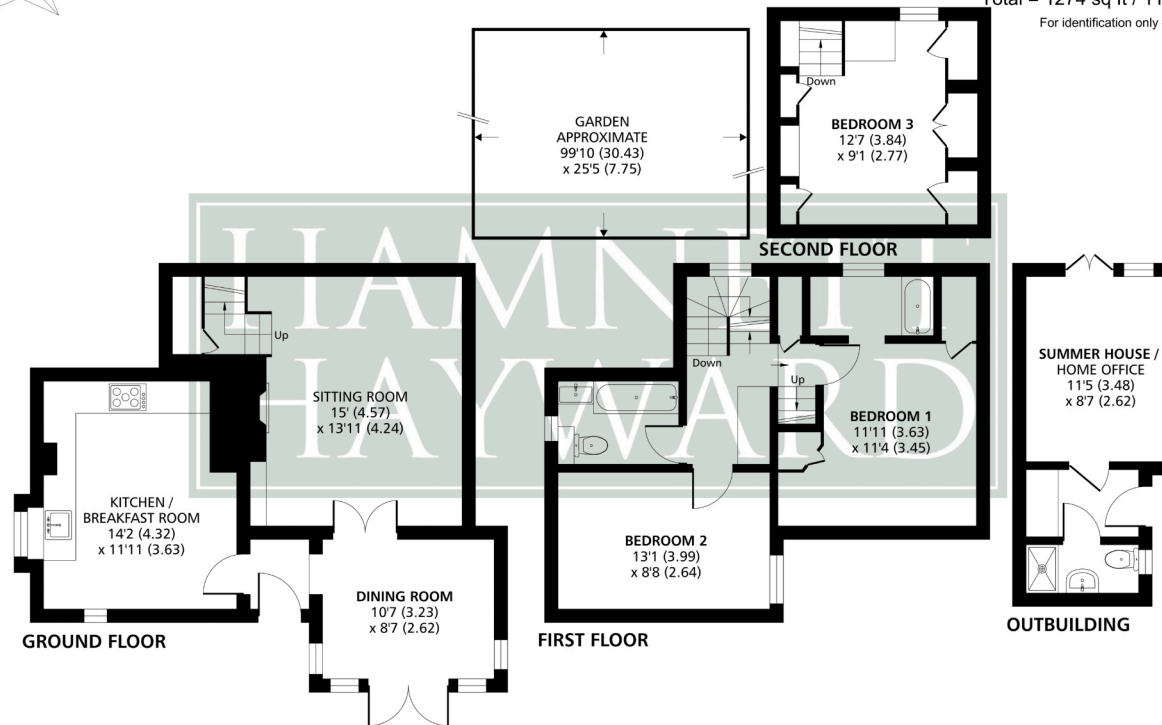
Burts Lane, Long Crendon, HP18

Approximate Area = 1117 sq ft / 103.7 sq m

Outbuilding = 157 sq ft / 14.5 sq m

Total = 1274 sq ft / 118.2 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. 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, Gas & Electricity

Heating: Gas fired central heating

Energy Rating: N/A - Grade II Listed

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP18 9AJ

Council Tax Band: E

Tenure: Freehold

GUIDE PRICE £695,000

**HAMNETT
HAYWARD**

HAMNETT HAYWARD

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Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hamnett Hayward Ltd. REF: 1132558