

TALL TREES

26 CHEARSLEY ROAD, LONG CRENDON, BUCKINGHAMSHIRE HP18 9AW



HAMNETT
HAYWARD

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A substantial family home extended in more recent years to now provide flexible accommodation totalling over 4000 sq.ft, triple garage and mature garden

On entering Tall Trees an arched doorway leads from the spacious entrance hall into the breathtaking contemporary kitchen/dining room, which benefits from an abundance of light provided by bi-folding glass doors and skylights above. The glass doors open onto decked areas, which not only provide additional space but also enjoy views over the gardens to the Chiltern hills beyond. The kitchen itself comprises bespoke fitted units from Liquid Space Design and a generous number of built-in Siemens appliances including a steam oven and induction hob with Corian work surfaces and a hot water tap. A large utility room adjoins the kitchen which leads to a rear lobby area with a shower room and back door to a secluded courtyard with sunken hot tub. Stairs from the utility area lead to a home gym/office above. With its own entrance this area could be used as a separate (annexe) living space. In addition to the kitchen/dining room there is a comfortable family room that looks out onto the garden and an attractive drawing room with log burning fireplace. The drawing room enjoys a dual aspect, with views of the gardens to the front and rear of the house and French doors lead to a south-facing patio area with steps down to the garden.

On the first floor there are five bedrooms, one of which is currently used as a study. The master bedroom is most attractive with an en-suite bathroom and two walk-in wardrobes. One further bedroom benefits from an en-suite shower room and a delightful balcony with views over the garden. There is also a family bathroom with separate shower that serves the other bedrooms on the first floor. A staircase from the first floor leads to two further bedrooms above.

Outside the property is approached via an impressive gated gravel driveway, which leads to a triple garage and turning area in front of the property. This is bordered by an area of lawn which contains mature pine and silver birch trees. The gardens to the rear of the house are peaceful, private and predominantly laid to lawn with a mix of hard and soft landscaping. There are attractive herbaceous borders and a variety of trees and shrubs, including a wilderness area and tiered flower beds with wooden sleepers. The property also features a spectacular elevated split level terrace providing a number of areas of alfresco entertaining.

“OFFERING UNRIVALLED ACCOMMODATION INCLUDING A MOST IMPRESSIVE OPEN PLAN KITCHEN/DINING ROOM EXTENSION, TALL TREES IS AN OUTSTANDING FAMILY HOME SET IN SECLUDED MATURE GROUNDS OF ABOUT 0.6 ACRES”



AT A GLANCE

- Impressive extended and renovated family home of the highest standard
- Stunning contemporary open plan kitchen/dining room designed by Anderson Orr
- Nearly 4200 sq.ft of living space including four receptions, seven bedrooms and office/gym
- Private sweeping drive, triple garage and mature gardens of about 0.6 acres
- Sought after Buckinghamshire village location with excellent communications



SUMMARY

- Entrance hall
- Cloakroom
- 38' open plan kitchen/dining room
- Utility room
- Family room
- Drawing room with fireplace
- Ground floor shower room
- Master bedroom with en-suite bathroom and walk-in wardrobes
- Guest bedroom with en-suite shower room and balcony
- Three further first floor bedrooms
- Family bathroom
- Two second floor loft bedrooms
- 26' Office/Gym with private access

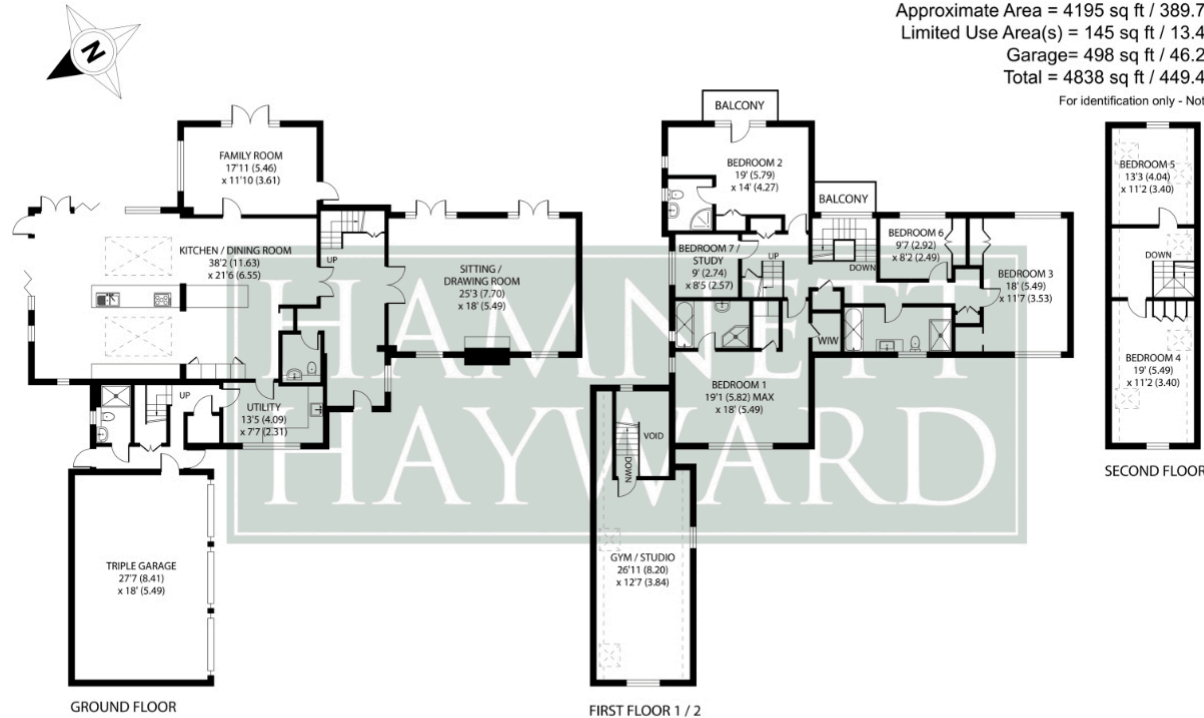
- Gated drive with extensive off street parking
- Triple garage
- Elevated split level rear terrace
- Mature secluded garden of about 0.6 acres

- Highly sought after location within a picturesque village setting
- Excellent facilities within the village
- Dual catchment schooling for Lord Williams and Thame & Bucks Grammar
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway

Chearsley Road, Long Crendon, Aylesbury, HP18

Approximate Area = 4195 sq ft / 389.7 sq m
 Limited Use Area(s) = 145 sq ft / 13.4 sq m
 Garage = 498 sq ft / 46.2 sq m
 Total = 4838 sq ft / 449.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Hamnett Hayward Ltd. REF: 1180068

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 (underfloor to kitchen/dining area)

Energy Rating: Band C- 75, Potentially Band C- 79

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP18 9AW

Council Tax Band: G

Tenure: Freehold



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