

34 WAINWRIGHTS

LONG CRENDON, BUCKINGHAMSHIRE HP18 9DT



HAMNETT
HAYWARD

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A beautifully presented village home located within this idyllic setting close to open countryside with outstanding views.

This superb development at Mortimer Fields offers the epitome of elegance and charm with just 19 individual plots each carefully designed with attractive exteriors. This stylish house is constructed of traditional stone elevations with brick quoins and a barn style detached double garage is adjacent with black weather boarding. Located on the fringe of this picturesque village, the development is ideally positioned adjoining stunning open space for rural dog walks and breathtaking views extend all the way to the Chiltern Hills, whilst the quintessential High street and its beautiful period charm is just a short stroll at the end of the road. For the commuter, Haddenham & Thame Parkway is just a short drive offering a comprehensive service into London Marylebone (under 40 minutes) and Oxford station.

The ground floor enjoys three reception areas, the sitting room overlooks the front and a contemporary wood burner has been installed for cosy winter evenings. Particular mention is made of the stylish open plan kitchen/family area, positioned at the rear overlooking the lovely gardens and bi-fold doors flood the room with natural light. The kitchen is well equipped and fitted with a range of white shaker style units with granite work surfaces. A corresponding island unit has been extended to provide a large breakfast bar for entertaining and a range of Bosch appliances include a double oven, dishwasher, fridge/freezer and induction hob with extractor.

The first floor has been upgraded by the current owners and reconfigured from four into three large bedrooms by creating a substantial principal bedroom. Two guest bedroom suites are both fitted with good quality Duravit sanitary ware with stylish chrome Hansgrohe taps.

Outside the property has ample off street to the front with a block paved driveway to the front of double garage with electric doors and two EV charging points. Gated access opens to the rear and into the most wonderful rear garden. Without doubt an attribute of this fine home is the stunning landscaped garden, laid predominately to lawn with a range of planters and flower and shrub borders. The garden has two paved terrace areas for entertaining, one in particular under a timber pergola ideal for lazy summer evenings and al-fresco dining.

In our opinion this wonderful home offers a unique opportunity for contemporary living within a picturesque village, offering peace and tranquility whilst close to amenities.

“VILLAGE LIFE AT ITS BEST, ENJOY CONTEMPORARY LIVING IN A PEACEFUL SETTING WITH STUNNING VIEWS OVER COUNTRYSIDE AND JUST A SHORT STROLL FROM THE QUINTESSENTIAL HIGH STREET.”



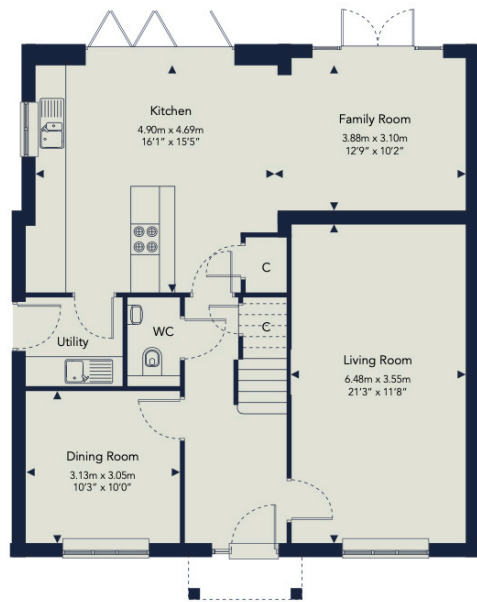
AT A GLANCE

- A truly stunning contemporary home located within a picturesque and peaceful village setting
- Stylish accommodation throughout including a magnificent open plan kitchen/dining/family room
- Principal bedroom extending to 21' with two further guest suites
- Off street parking, double garage with two EV charging points, solar panels
- Simply stunning landscaped gardens offering wonderful entertaining space



SUMMARY

- Generous entrance hall
- Cloakroom
- 21' Sitting room with wood burning stove
- Fabulous open plan kitchen/dining/family room
- Well equipped kitchen with a range of Integrated Bosch appliances and an extended kitchen island with granite work surfaces
- Bi-fold doors opening to the garden
- Utility room
- Study/family room
- Principal bedroom extending to 20' in length
- Two Guest bedrooms with en-suite shower room
- Well appointed family bathroom with shower
- Ample off street parking to the front
- Double garage with electric doors and two EV charging points
- Beautifully landscaped gardens offering an excellent degree of privacy
- Professionally landscaped gardens to the rear offering a good degree of privacy
- A stunning village setting within the picturesque and highly sought after High Street location
- Dual catchment schooling for Lord Williams and Thame & Bucks Grammar
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- Exceptional standards throughout



GROUND FLOOR

FIRST FLOOR



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 many amenities. The attractive village square offers a good range of facilities including a post office, a butchers, general stores, the village coffee shop and a hair dressers. A further range of facilities are located at Long Crendon Manor stables including a cafe and farm shop. Sports clubs are prominent within the village including a tennis & bowls club, Football for all ages and a cricket club. The village have two public houses, including The Churchill Arms and it's 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.

ADDITIONAL INFORMATION

- Services:** Mains water, Gas & Electricity, solar panels
- Heating:** Underfloor to ground floor, radiators to first floor
- Energy rating:** Currently B - 85, Potentially A - 93
- Local Authority:** Buckinghamshire Council, Aylesbury area
- Postcode:** HP18 9DT
- Council Tax Band:** G
- Tenure:** Freehold

GUIDE PRICE £1,150,000



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