

THE OLD MANSE

8a CHEARSLEY ROAD, LONG CRENDON, BUCKINGHAMSHIRE. HP18 9AW



HAMNETT
HAYWARD

THE OLD MANSE

LONG CRENDON, BUCKINGHAMSHIRE HP18 9AW

A generous two bedroom period cottage in need of complete renovation enjoying a lovely setting within this picturesque Buckinghamshire village

Originally dating from the XVII century and constructed of attractive brick and stone elevations under a thatched roof, The Old Manse is a delightful period cottage located within generous private grounds in the heart of this highly sought after village. Internally, the property has not been updated for some considerable time and requires complete modernisation throughout including a new kitchen, a bathroom and extensive redecoration. The property is located within the highly sought after Buckinghamshire village of Long Crendon enjoying a substantial plot, with a rear garden approaching 100' in length.

Internally, accommodation extends to approximately 1018 sq.ft including a cellar and offers scope to extend and re-model subject to required planning consents. Access is gained into the property via an entrance hall to the rear providing access to the sitting room and kitchen. Ground floor accommodation comprises a generous sitting room with exposed beams and a large stone fireplace. The kitchen/breakfast room overlooks the garden and whilst there are some cupboard and drawer units the kitchen is in need of replacing. From the kitchen, access is available with steps down to a cellar. To the first floor are two double bedrooms, the principle bedroom has a small en-suite cloakroom in need of replacing. A further bedroom is served by a bathroom which is in need of immediate repair.

Externally the cottage benefits from a substantial rear garden extending to approximately 100' in length. The garden offers an excellent degree of privacy and planted with mature shrubs and trees. To the front of the cottage is currently an area of off street parking for two vehicles but this area offers scope to extend. Agents note: There is a detached garage to the front which is in the ownership of a neighbouring property.

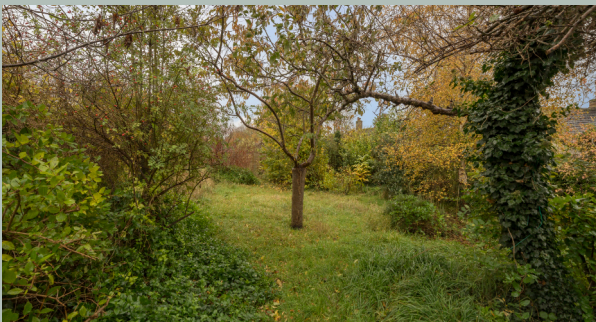
This is a unique opportunity to acquire a property in need of complete modernisation, offering a wonderful opportunity to design and refurbish to personal standards and enjoying a highly sought after village location.

“AN ATTRACTIVE 17TH CENTURY THATCHED COTTAGE IN NEED OF COMPLETE UPDATING THROUGHOUT AND ENJOYING A GENEROUS GARDEN EXTENDING TO APPROXIMATELY 100' IN LENGTH”



AT A GLANCE

- A two bedroom period cottage with enormous potential
- In need of total refurbishment
- Off street parking and mature rear garden extending to approximately 100' in length
- Vacant possession with no onward chain
- Highly sought after Buckinghamshire village with excellent connection to London Marylebone



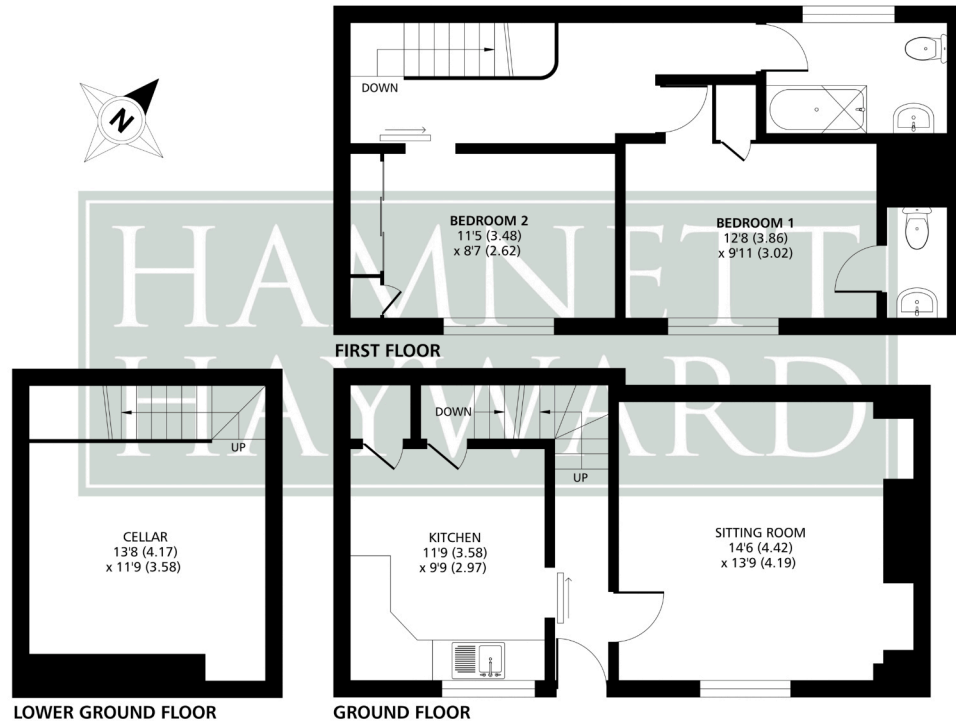
SUMMARY

- Rear entrance hall
- Kitchen/breakfast room
- Sitting room with open fireplace
- Cellar
- Two double bedrooms
- Family bathroom
- Off street parking
- Fabulous mature garden approaching 100' in length
- Oil fired central heating
- Vacant possession with no onward chain
- Internal accommodation extending to 1,018 sq.ft
- In need of extensive updating throughout
- Highly sought after village location
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway

Chearsley Road, Long Crendon, Long Crendon, HP18

Approximate Area = 1018 sq ft / 94.5 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 & Electricity

Heating: Oil fired central heating

Energy Rating: Currently E - 39, potentially C - 75

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP18 9AW

Council Tax Band: E

Tenure: Freehold

GUIDE PRICE £365,000



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hamnett Hayward Ltd. REF: 1058077

**HAMNETT
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42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: thame@hamnetthayward.co.uk