

7 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.

Constructed of attractive part Wychert rendered elevations under a clay tiled roof, this delightful cottage offers modern living, yet retains much character of its period.

The property was extensively renovated and extended in 2006 to now provide comfortable accommodation set out over two floors. Particular features of note include the double aspect kitchen/breakfast room which has been upgraded to now incorporate a Stuart Barr bespoke kitchen complete with integrated appliances and a two oven electric Aga, a beautiful 16' living room with fireplace and log burning stove which in turn opens onto an oak framed orangery/garden room (currently used as a playroom) overlooking the terrace and the advantage of a third spacious reception room.

First floor living space features a large master bedroom with built-in oak storage and en-suite shower room with 'Fired Earth' wall tiles, two further good sized bedrooms and a well appointed modern family bathroom suite.

Outside, the property is located within the picturesque Burts Lane and enjoys the added advantage of private off street parking. Steps lead to raised gardens offering a secluded sunny aspect. The gardens have a large terrace with covered entertaining area for all seasons with the remainder being laid mainly to lawn.

Finished to an exceptional standard throughout, the cottage includes oak joinery, oak latch doors, ceramic tiled floors and oak framed garden room/orangery.

Enjoying a prominent location within the conservation area of this quintessential Buckinghamshire village, 7 Burts Lane is well positioned for all the many amenities available within this fabulous village including The Angel restaurant, Long Crendon Tennis Club, The village square with the coffee shop and Long Crendon Primary School.

“EXTENDED AND RENOVATED TO A VERY HIGH STANDARD, 7 BURTS LANE IS AN OUTSTANDING DETACHED PERIOD COTTAGE SET ON A BEAUTIFUL LANE OF MAINLY CHARACTER COTTAGES AND HOUSES”



AT A GLANCE

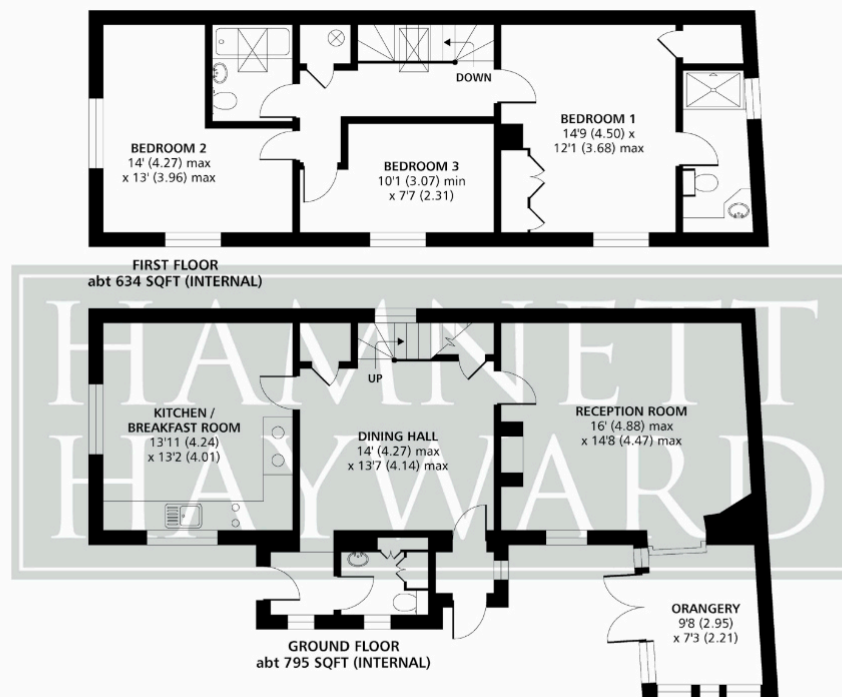
- An attractive detached period cottage tucked away behind the picturesque High street
- Spacious accommodation extending to 1429 sqft/ 123.8 sqm
- Off street parking and secluded gardens
- Presented to a very high standard throughout
- Highly sought after village location



SUMMARY

- Entrance hall
- Cloakroom
- Dining hall/reception
- Living room with fireplace & log burner
- Orangery/garden room
- Kitchen/breakfast room
- Master bedroom with en-suite shower room
- Two further bedrooms
- Family bathroom
- Underfloor heating to ground floor area
- Off street parking
- Secluded south facing gardens
- 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 36 minutes from nearby Thame & Haddenham Parkway

NOT TO SCALE



APPROX. GROSS INTERNAL FLOOR AREA 1429 SQFT 132.8 SQM

Burts Lane, Long Crendon, Aylesbury, HP18

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. 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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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: Band E- 51, potentially Band D- 61

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP18 9AJ

Council Tax Band: F

Tenure: Freehold

GUIDE PRICE £725,000



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