

# QUAINT COTTAGE

3 CHILTON ROAD, LONG CRENDON, BUCKINGHAMSHIRE. HP18 9BU



HAMNETT  
HAYWARD



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**A beautifully presented Grade II listed cottage, enjoying a wonderful location close to the picturesque High Street.**

Quaint Cottage is the most immaculate 16<sup>th</sup> century, detached cottage, steeped in history and enjoying many original features. This beautiful 'Chocolate Box' cottage originally constructed of stone under colour washed rendering is presented in immaculate order and recently updated throughout to the highest standard. Ideally located close to the picturesque High Street of this quintessential village, the property is conveniently positioned within walking distance of the many amenities on offer, as well as delightful rural walks. Long Crendon is the most vibrant Buckinghamshire village, located close to the Chiltern Hills whilst within a short drive of Haddenham & Thame Parkway offering a comprehensive service into London Marylebone (under 40 minutes).

Internally, accommodation is arranged over two floors with a more recent ground floor extension to provide a modern, well equipped kitchen and a modern bathroom. Of particular note is the open plan sitting/dining room, extending to 20' with a stunning solid oak floor, natural stone open fireplace housing a wood burner and exposed beams to ceiling. To the rear of the property is a recently fitted kitchen, well equipped with a range of modern units and a range style cooker. Further appliances include a dishwasher and American style fridge. From the kitchen is a well appointed bathroom, again recently refitted with a bath and shower over and wash hand basin set in a vanity unit. To the first floor are two attractive bedrooms.

Externally, the added benefit of off street parking is available with a generous driveway laid to shingle, with further access to a detached garage extending to 18' In length. Gated access opens to a delightful mature garden offering an excellent degree of privacy and a sunny 'South-Westerly' aspect. Directly to the rear of the cottage is a terrace for entertaining, with steps leading to a level lawn with a number of mature trees. A detached garden office/gym overlooks the garden, extending to 17' and providing the perfect quiet position for home working.

In our opinion Quaint Cottage offers a unique opportunity to acquire a detached period cottage, located within a beautiful setting and the added benefit of parking, garaging and a home office.

“A MOST ATTRACTIVE 16<sup>TH</sup> CENTURY GRADE II LISTED COTTAGE, LOCATED CLOSE TO THE PICTURESQUE HIGH STREET OF THIS QUINTESSENTIAL BUCKINGHAMSHIRE VILLAGE”



## AT A GLANCE

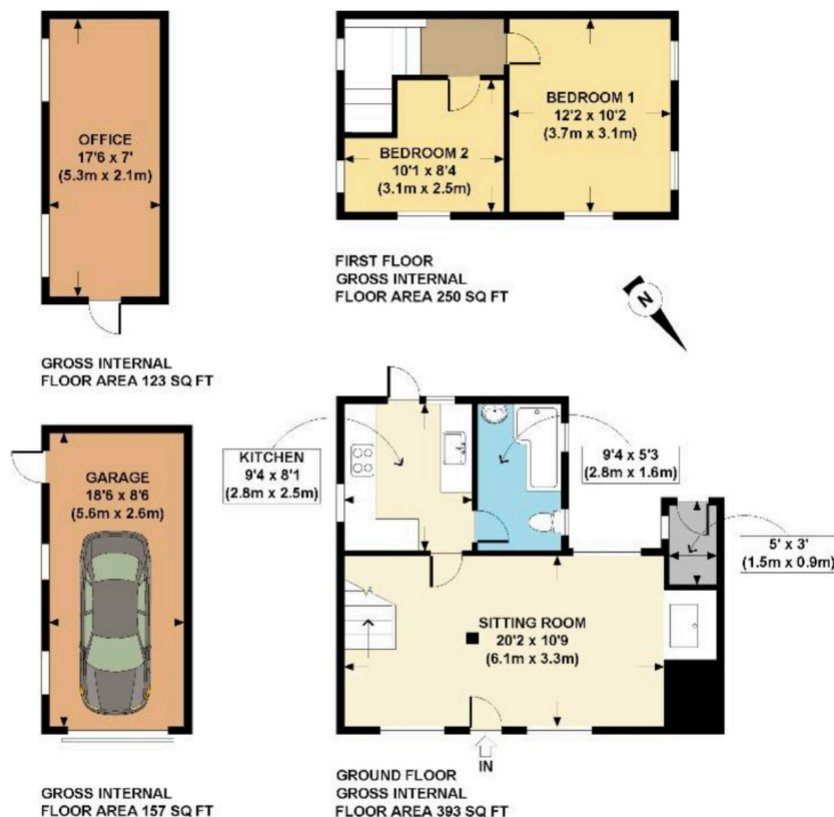
- Charming Grade II listed cottage located close to the picturesque High Street
- Ample off street parking and detached garage
- Stunning open plan sitting/dining room with wood burning stove
- Outstanding 'South-West' facing gardens with home office/gym
- Highly sought after village offering excellent connections to London Marylebone (under 40 mins)



## SUMMARY

- Open plan sitting/dining room with beautiful stone open fireplace housing wood burner
- Dining room with exposed beams
- Well equipped kitchen with a range of modern units and integrated appliances
- Modern bathroom suite with shower
- Two bedrooms
- Many original features throughout
- Beautiful gardens offering a good degree of privacy and a sunny South-Westerly aspect
- Ample off street parking
- Detached garage extending to 18'
- 17' single storey home office overlooking garden
- Picturesque village location close to the Picturesque High Street
- A wealth of character and original features
- Within walking distance of the many amenities available
- Vacant possession with no onward chain
- London Marylebone in under 40 minutes from nearby Thame & Haddenham Parkway
- Gas fired central heating
- Immaculate condition throughout
- Previous planning permission obtained for both a double storey extension and increased garden room/ office. (now lapsed)
- Re-thatched - November 2020





**APPROX. GROSS INTERNAL FLOOR AREA 923 SQ FT / 86 SQ M. INC. OUT BUILDINGS**

## 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 and the well regarded Churchill Arms public house with it's delightful 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.

## ADDITIONAL INFORMATION

**Services:** Mains water, Gas & Electricity

**Heating:** Gas fired central heating

**Listing:** Grade II Ref: 1213526

**Energy Rating:** Currently D - 63, potentially D - 68

**Local Authority:** Buckinghamshire Council, Aylesbury area

**Postcode:** HP18 9AL

**Council Tax Band:** D

**Tenure:** Freehold

GUIDE PRICE £500,000

**HAMNETT  
HAYWARD**

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