

THE BARN

GRANARY YARD, LONG CRENDON, BUCKINGHAMSHIRE HP18 9DZ



HAMNETT
HAYWARD

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BUCKINGHAMSHIRE HP18 9DZ

A delightful five bedroom barn conversion enjoying an enviable location tucked away within the heart of this most sought after Buckinghamshire village.

An original Victorian barn converted in more recent years to provide a lovely residential property within mature gardens. The Barn forms part of the Granary Yard courtyard adjoining the grounds of Long Crendon Manor, tucked away to provide a very quiet and secluded location, whilst just a short walk from the vibrant village square and the many independent shops. Long Crendon is the most sought after Buckinghamshire village, offering a charming and picturesque High Street whilst offering excellent connections to London Marylebone (just 37 minutes) from Haddenham & Thame parkway.

Internally the property has accommodation arranged over two floors, the ground floor enjoying an adaptable layout with three reception rooms and a kitchen/breakfast room. The sitting room extends to 18' and has a lovely brick built fireplace housing a wood burning stove. The room is flooded with natural light and a glazed door opens to the rear garden. Further accommodation to the ground floor includes a central dining room with access to the kitchen and family room/study. The kitchen/breakfast room extends to 16' and is fitted with a range of shaker style units with timber working surface. There is a range of integrated appliances including inset double ovens and a gas hob.

To the first floor are five generous bedrooms, including a master bedroom with en-suite shower and a family bathroom serving the remaining bedrooms.

Externally, The barn is approached through a private courtyard with twin timber gates opening to an area of off street parking. The remainder of the front offers a lovely walled garden, with a terrace for entertaining. To the rear is a generous garden laid predominantly to lawn with a range of herbaceous borders and a private paved terrace, ideal for entertaining. The garden has recently been enlarged offering potential for further landscaping and side access.

This wonderful village home offers a unique opportunity to acquire a lovely five bedroom property, tucked away within the most picturesque village.

“AN ORIGINAL VICTORIAN BARN, CONVERTED TO PROVIDE GENEROUS INTERNAL ACCOMMODATION AND FORMING PART OF A QUIET COURTYARD DEVELOPMENT TUCKED AWAY BEHIND THE ATTRACTIVE VILLAGE SQUARE”



AT A GLANCE

- Rarely available barn conversion tucked away behind the main square of this wonderful village
- 18' sitting room with wood burning stove
- Five bedrooms, two bathrooms, three reception rooms
- Gated off street parking to the front, recently enlarged mature gardens
- Highly sought after village location with excellent Primary school
- Excellent connections to London Marylebone, just 37 minutes from Haddenham & Thame parkway



SUMMARY

Entrance hall

Cloakroom

18' sitting room with wood burning stove

Dining room

Family room/study

Kitchen/breakfast room

Utility room

Master bedroom with en-suite shower

Four further bedrooms

Family bathroom

Gated off street parking to the front and terrace

Recently enlarged mature garden to the rear

Private and peaceful courtyard tucked away behind the village square

Within a short walk of the shops

Highly sought after village location

London Marylebone in just 37 minutes

The Barn, Granary Yard, Frogmore Lane, Long Crendon, Aylesbury, HP18

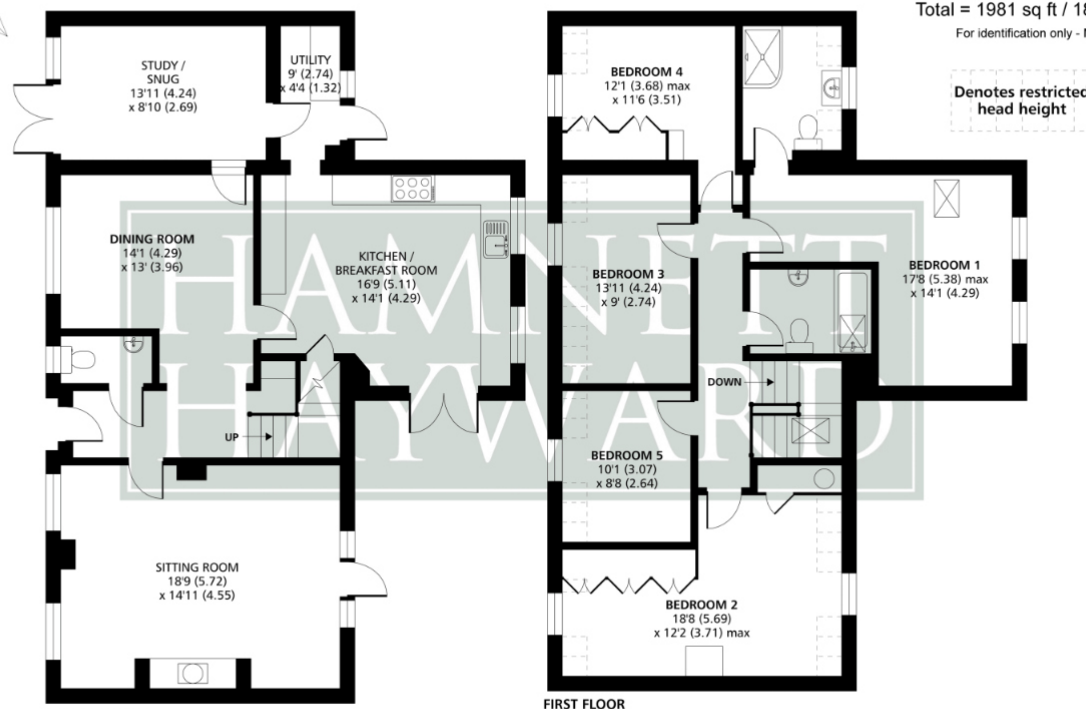


Approximate Area = 1907 sq ft / 177.2 sq m

Limited Use Area(s) = 74 sq ft / 6.8 sq m

Total = 1981 sq ft / 184 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. 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 to radiators

Energy Rating: Band D- 63, Potentially Band B- 83

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP18 9DZ

Council Tax Band: F

Tenure: Freehold

GUIDE PRICE £895,000



HAMNETT HAYWARD

42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: thame@hamnetthayward.co.uk