

# BAKERS CLOSE

43 BICESTER ROAD, LONG CRENDON, BUCKINGHAMSHIRE HP18 9BP



HAMNETT  
HAYWARD

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BUCKINGHAMSHIRE HP18 9BP

**A seven bedroom Grade II listed detached period family house set in breathtaking landscaped grounds totalling about 1.37 acres**

Bakers Close offers a truly unique opportunity to acquire one of Long Crendon's premium period homes rarely seen on the open market. Constructed from attractive stone and stock brick elevations under a classic clay peg tiled roof, this stunning property dates back in parts to the 15th Century and has been in the same family for the last 43 years.

Protected from the road by an attractive walled courtyard with an elevated hornbeam hedge above a stone wall, an old oak door provides access to a spacious entrance hall with cloakroom leading to all receptions. The Kitchen/breakfast room is located to the front of the house and has been fitted with a generous range of bespoke Shaker storage units with granite worktops and includes a central island, large larder cupboard and both a range of Neff integrated appliances and a classic two oven gas fired Aga. The kitchen is served by a separate utility room with large walk-in pantry. The east wing features a cozy dining room with impressive inglenook fireplace and a family room/study which again, includes a character fireplace. To the rear of the house, steps lead down to an elegant sitting room with fireplace, high ceilings and offers lovely views over the rear garden and beyond. On the first floor, a substantial landing runs the full length of the house with bedroom accommodation including an impressive master suite with bathroom and adjoining dressing room. There are four further bedrooms on the first floor served by two modern bathrooms. The second floor was converted in 2010 and has created two bedrooms including an outstanding 24' room that is currently used as a sitting room/study. Both bedrooms are served by a modern shower room and there is also a good sized storage room replacing the original loft.

Outside and of particular note are the rear gardens. Having been transformed by the current owners, the garden has been zoned into distinct areas. Behind the house is a generous terrace and formal garden with well stocked borders and specimen trees which in turn, leads to an enclosed kitchen garden. As the garden slopes gently away from the house, it opens onto beautiful orchard and woodland leading to natural spring fed ponds. At the bottom of the garden is a small paddock with a modern timber framed stable with workshop and its own power supply. The lower garden also has the benefit of vehicular access from Sandy Lane. In addition to the barn, the property includes a potting shed, greenhouse and store at the top of the garden. An irrigation system runs the full length of the garden and the boundary is protected by a 6' high deer proof fence protecting the whole garden. In addition to the beautiful courtyard garden to the front of Bakers Close, the property also benefits from a double garage and off street parking.

**"AN EXCEPTIONAL GRADE II LISTED VILLAGE HOUSE OFFERING OVER 4000 SQ.FT. OF LIVING SPACE WITH COURTYARD FRONTRAGE AND BREATHTAKING LANDSCAPED GROUNDS INCLUDING NATURAL FED PONDS AND A SMALL PADDOCK"**



## AT A GLANCE

- Character Grade II listed family home dating back to the 15<sup>th</sup> century
- Over 4000 sq.ft of living space including three receptions, seven bedrooms and four bathrooms
- Breathtaking gardens totalling 1.37 acres including a small paddock with barn and vehicular access
- Courtyard garden, garage and off street parking
- Extremely well maintained and modernised to a high standard throughout
- Prime village house rarely seen on the open market.
- Sought after Buckinghamshire village location with excellent communications



## SUMMARY

- Entrance hall
- Cloakroom
- Kitchen/breakfast room
- Utility room with walk-in pantry
- Dining room with inglenook fireplace
- Study/Family room with fireplace
- Sitting room with fireplace
- Cellar
- Master bedroom with en-suite bathroom and dressing room
- Four further first floor bedrooms
- Two first floor family bathrooms
- Two further second floor bedrooms/reception
- Second floor shower room
- Loft storage room
- Garage and off street parking
- Mature secluded south facing garden of about 1.37 acres
- Timber barn and further outbuildings
- Exceptional landscaped gardens opened to the public as part of the National Garden Scheme
- Highly sought after location within a picturesque village setting
- Excellent facilities within the village
- Dual catchment schooling for Lord Williams and Bucks Grammar
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway

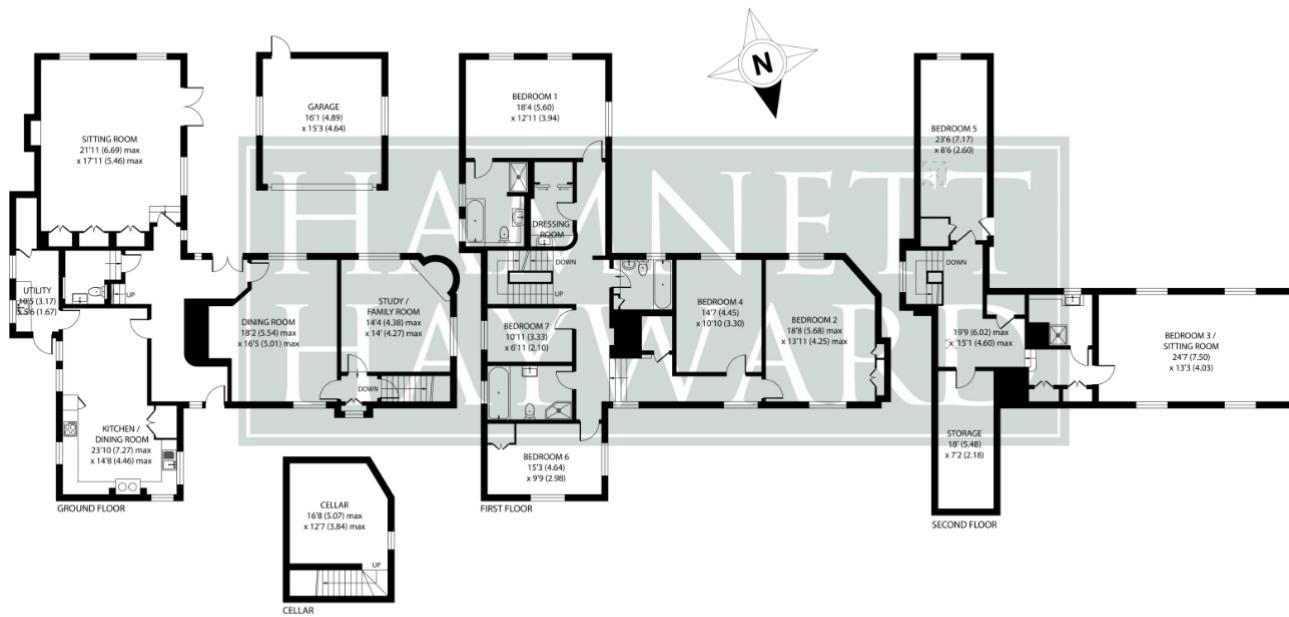
## Bicester Road, Long Crendon, Aylesbury, HP18

Approximate Area = 4343 sq ft / 403.4 sq m

Garage = 244 sq ft / 22.6 sq m

Total = 4587 sq ft / 426 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
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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, drainage, gas and electricity

**Heating:** Gas fired central heating to radiators

**Energy Rating:** N/A Grade II listed building

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

**Postcode:** HP18 9BP

**Council Tax Band:** G

**Tenure:** Freehold