

# 5 LACEMAKERS

LONG CRENDON, BUCKINGHAMSHIRE. HP18 9BJ



HAMNETT  
HAYWARD



# 5 LACEMAKERS

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**A fabulous four bedroom detached family home enjoying beautifully presented accommodation and located within a quiet setting just a short walk from the popular village school.**

Forming part of this enviable and peaceful setting within a small 'family friendly' development of just five detached homes, this stunning property has been extended in 2011 and re-modelled in more recent years to offer well balanced internal living, boasting accommodation extended to almost 2,191 sq.ft. Internally the property offers versatile living over two floors, including a fully air conditioned garden office/gym. The property is located within this highly desirable Buckinghamshire village offering a multitude of amenities and independent shops, whilst just a short drive to Haddenham & Thame Parkway for an unrivalled service into London Marylebone (fast train just 36 minutes)

Internally, a generous entrance hall provides access to all ground floor accommodation and particular mention is made of the substantial open plan kitchen/dining room extending to 26' with views over the garden. The kitchen is fitted with a range of shaker style cupboard and drawer units with black granite work surfaces, a corresponding island unit has a solid oak work surface. Integrated appliances include a Bosch double oven, an AEG induction hob and Neff dishwasher. The kitchen flows into the dining room and access is available to the utility room and double garage. Further accommodation to the ground includes a double aspect sitting room with wood burning stove, a family room and a separate study. To the first floor, the principal bedroom is flooded with natural light and has a generous ensuite, a further guest bedroom also has an en-suite shower room. Two further bedrooms are served by a family bathroom.

Externally, the property is approached via a generous block paved driveway providing extensive off street parking for several vehicles. A generous garage extends to 18' in length. To the rear of the property is the beautiful formal garden extending to approximately 80' in width. The garden includes a substantial paved terrace offering an excellent degree of privacy and perfect for entertaining. The garden extends to the side offering a quiet position for a detached home office/gymnasium with an adjoining garden store.

"THE PERFECT FAMILY HOME, OFFERING A BEAUTIFULLY PRESENTED INTERIOR AND EXTENDED TO PROVIDE VERY COMFORTABLE LIVING, INCLUDING A GENEROUS GARDEN WITH DETACHED OFFICE/GYM"



## AT A GLANCE

- A superb four bedroom family home with impressive internal space and stunning formal gardens
- 26' open plan kitchen/dining room with views of the garden
- Double aspect sitting room with wood burning stove
- Substantial off street parking, garage, mature garden and detached home office/gymnasium
- Highly sought after Buckinghamshire village with excellent connection to London Marylebone





## SUMMARY

- Entrance hall
- Cloakroom
- Sitting room with wood burning stove
- 26' open plan kitchen/dining room
- Well equipped kitchen with a range of appliances
- Utility room
- Family room
- Study
- Family room
- 16' Principal bedroom with en-suite bathroom
- Guest bedroom with en-suite shower room
- Two further bedrooms
- Substantial area of off street parking
- 18' garage
- Detached air conditioned garden office/gym
- Stunning formal gardens
- Quiet 'family friendly' development of just five homes
- Highly sought after village location
- Within a short walk of the village Primary school
- Accommodation extending to 2,191 sq.ft
- Dual catchment schooling for Lord Williams's and Aylesbury Grammar schools
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway

## Lacemakers, Long Crendon, HP18

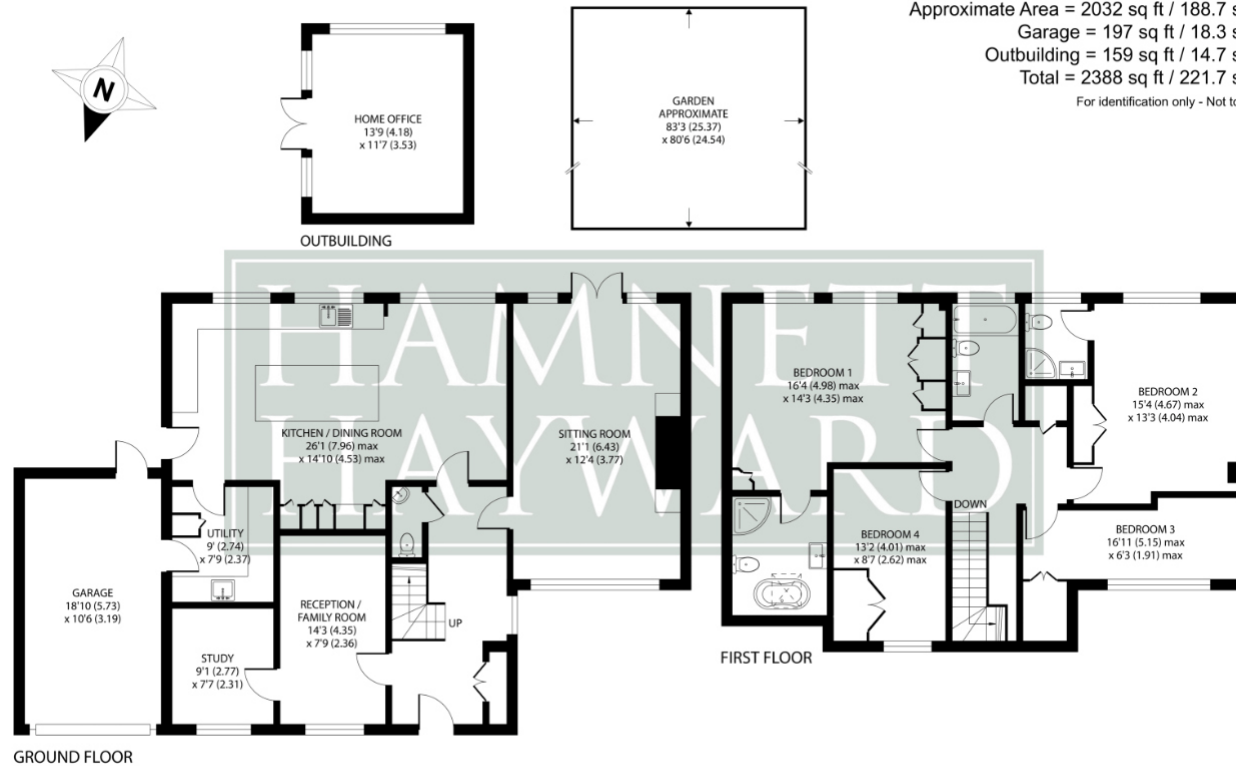
Approximate Area = 2032 sq ft / 188.7 sq m

Garage = 197 sq ft / 18.3 sq m

Outbuilding = 159 sq ft / 14.7 sq m

Total = 2388 sq ft / 221.7 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, The Eight Bells also offers a new menu and excellent local beers. 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 Parkway for a comprehensive service into London Marylebone (under 40 minutes)

## ADDITIONAL INFORMATION

Services: Mains water, Gas & Electricity

Heating: Gas fired central heating, underfloor to kitchen/dining

Energy Rating: Currently C - 75, potentially C - 79

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP18 9BJ

Council Tax Band: F

Tenure: Freehold

GUIDE PRICE £995,000



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