

9 FROGMORE LANE

LONG CRENDON, BUCKINGHAMHIRE HP18 9AB



HAMNETT
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A two bedroom 1920's end-of-terrace cottage with beautiful courtyard gardens set in the heart of this most sought after Buckinghamshire village.

9 Frogmore Lane is a most attractive cottage that in more recent years has been transformed into a beautiful open plan living space converted to the highest standards throughout.

On entering the cottage you are presented with a sizeable entrance hall with secondary door leading to the rear garden which in turn provides access to a stunning open plan living space. Zoned into defined areas this beautiful room has a natural slate floor throughout and a wealth of natural beams and timbers. The living area includes a bespoke fitted kitchen with timber worktops Belfast sink and integrated appliances, a sitting area with open fireplace and integrated log store/shelving and a lovely dining area with a view onto Frogmore lane. Also of note is the timber framed bi-fold door which opens the house onto the beautiful courtyard garden.

On the first floor the cottage features two double bedrooms with the master being 19' in length and featuring a range of built-in wardrobes. Both rooms are served by a stylish bathroom suite with separate shower cubicle.

Externally 9 Frogmore Lane includes a beautiful south facing courtyard garden with stone terrace, raised borders and a pleasant mixture of shrubs and climbers. the garden offers an excellent degree of seclusion and as mentioned earlier has direct access from the entrance hall.

“STUNNING OPEN PLAN LIVING OFFERING A MIXTURE OF CHARACTER AND CHARM WITH CONTEMPORARY DESIGN”



AT A GLANCE

- Beautiful 1920's cottage with an open plan contemporary twist
- Well appointed kitchen with integrated appliances
- Sitting area with working fireplace and a separate area for dining
- Two double bedrooms including a 19' Master
- Bespoke finish throughout



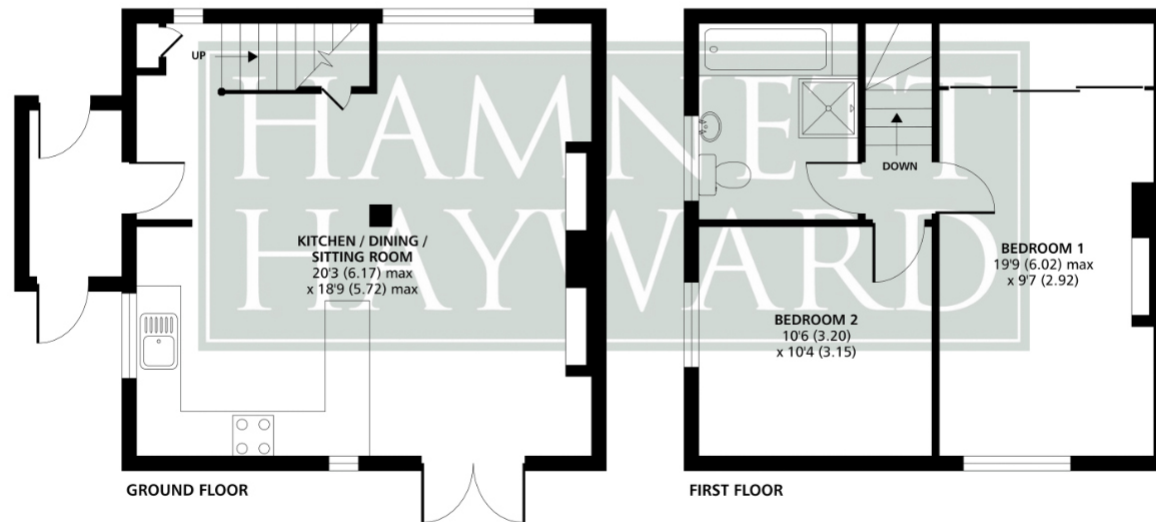
SUMMARY

- Large entrance hall
- Open plan living comprising of;
Living area with fireplace
Dining area
Contemporary fitted kitchen area
- Two double bedrooms
- Bathroom
- Secluded south facing courtyard gardens
- Highly sought after village location
- London Marylebone in just 37 minutes

Frogmore Lane, Long Crendon, Aylesbury, HP18

Approximate Area = 835 sq ft / 77.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichescom 2020. Produced for Hamnett Hayward Ltd. REF: 649272

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 a tennis and bowls clubs, 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

Energy Rating: Currently D - 59, Potentially B - 83

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP18 9AB

Council Tax Band: E

Tenure: Freehold

GUIDE PRICE £475,000



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