

LAVENDER COTTAGE

29 FROGMORE LANE, LONG CRENDON, BUCKINGHAMSHIRE HP18 9DZ



HAMNETT
HAYWARD

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A stunning 17th Century cottage combining period charm with contemporary comforts.

Lavender Cottage is a beautiful home enjoying a peaceful setting within the picturesque village of Long Crendon. This wonderful home has been extended in more recent years to provide a modern open plan kitchen/dining room, family room and principal bedroom suite, all presented to the highest standards. Tucked away within a quiet single track lane, the cottage is perfectly positioned within a short walk of the vibrant village square offering a number of independent shops including Long Crendon Butchers and Base coffee + kitchen at The Stables. For the commuter, Haddenham & Thame Parkway is located within a short drive (4 miles) offering a comprehensive service into London Marylebone (approx 40 minutes).

Upon entering the property the ground floor offers adaptable and spacious living and of particular note is the fabulous open plan kitchen/dining room extending to 27' in length with bi-fold doors opening to the garden. The kitchen is fitted with a range of bespoke hand painted timber units with a range of integrated appliances and cream quartz work surfaces. The dining area conveniently opens to a family room/study overlooking the garden. The original cottage offers a beautiful main reception, extending to 24' and arranged around two sitting area's enjoying both an open fireplace and wood burning stove. This beautiful room enjoys painted ceiling timbers and an attractive herringbone timber floor. Ground floor living continues with a second study and a ground floor utility/cloakroom.

To the first floor, the property now features a lovely principal bedroom with vaulted ceiling and en-suite shower room, two further generous bedrooms (including handmade bespoke wardrobes to bedroom two) are served by a very well appointed family bathroom suite with polished limestone tiles. Externally the cottage is approached along a private shingle drive with ample parking for a number of vehicles. Recently installed timber gates open to a further area of parking, with a shingle pathway leading to the property. The stunning garden extends to the front of the cottage, laid mainly to lawn with mature trees, flower and shrub borders. A modern timber deck provides a beautiful setting for alfresco dining and entertaining with a Westerly aspect.

"A CHARMING 17TH CENTURY DETACHED COTTAGE ENJOYING PRIVATE WALLED GARDENS AND SITUATED ON A QUIET SINGLE TRACK LANE ON THE FRINGE OF THIS EVER POPULAR BUCKINGHAMSHIRE VILLAGE"



At a Glance

- A truly stunning detached period cottage located within a beautiful setting along a quiet lane
- Extended in more recent years to now offer a lovely modern interior
- Open plan kitchen/dining/living area with adjoining family room
- Principal bedroom with en-suite shower room
- Many period features including beams and a stunning inglenook fireplace.
- Highly sought after village conveniently located for the station (London Marylebone in 40 minutes)



SUMMARY

- Cloakroom/utility area
- Fabulous 27' open plan kitchen/dining room with appliances
- 24' Sitting room with Inglenook fireplace
- Study
- Family room
- Principal bedroom with en-suite shower room
- Two further bedrooms
- Well appointed family bathroom
- Ample off street parking, with further gated parking
- Beautiful walled gardens offering an excellent degree of privacy and a "Westerly aspect"
- Oil fired central heating with recently updated boiler
- Highly sought after village location
- Dual catchment schooling for Lord Williams Buckinghamshire Grammar schools
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- Many original features, beautifully restored by the current owners

Frogmore Lane, Long Crendon, Aylesbury, HP18

Approximate Area = 1679 sq ft / 156 sq m

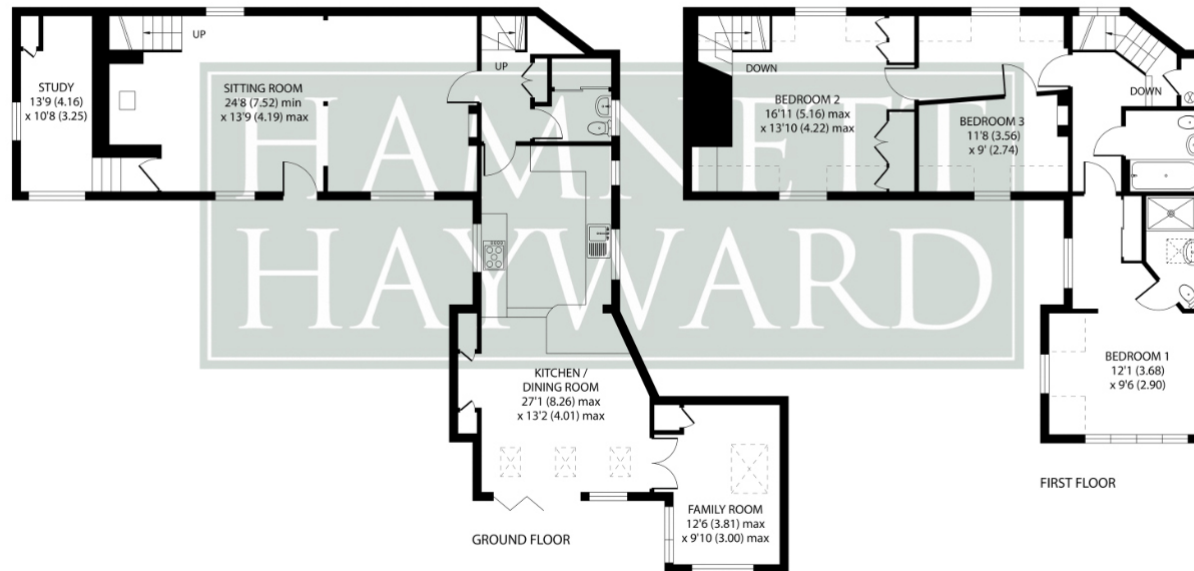
Limited Use Area(s) = 96 sq ft / 9 sq m

Total = 1775 sq ft / 165 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Hamnett Hayward Ltd. REF: 692360

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 in The High Street offers delicious English 'pub-grub' and locally brewed 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 for a comprehensive service into London Marylebone (under 40 minutes)

ADDITIONAL INFORMATION

Services: Mains water, drainage and electricity

Heating: Oil fired central heating

Energy Rating: Currently E - 39, potentially C - 73

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP18 9DZ

Council Tax Band: F

Tenure: Freehold

GUIDE PRICE £895,000



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