

THE OLD BAKERY

1 BURTS LANE, LONG CRENDON, BUCKINGHAMSHIRE HP18 9AJ



HAMNETT
HAYWARD

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An outstanding period home and detached garden studio, lovingly restored throughout to provide a stunning property within a highly sought after village.

Dating back in parts to the 18th century, The Old Bakery up until 1999 was a working bakery serving the village of Long Crendon and conveniently tucked away from the quintessential High Street. The current owners, faithful to the original stone built construction have restored this historic building providing very stylish accommodation, combining both traditional and contemporary living. Of particular note and certainly the hub of the house is the wonderful kitchen, opening to the dining and family room which conveniently opens directly out to the garden. The kitchen itself is fitted with stylish framed units, painted in French grey, with solid oak working surfaces. Also accessed from the kitchen is a utility room and cloakroom. Further accommodation to the ground floor includes a double aspect sitting room extending to 18' and enjoying a wood burning stove within an original fireplace. The final reception room is currently used as a bedroom but may also be considered as a family or media room.

The first floor arrangement currently has a large study area open to the landing, with a separate dressing room but again would be re-configured to provide a separate bedroom. The master bedroom suite has been extended and now offers a generous master bedroom with adjoining en-suite shower room, all beautifully fitted, as is the main family bathroom enjoying a stand alone roll top bath.

Outside, The Old Bakery has two ample parking spaces located at the front of the property with gated access opening into wonderful landscaped gardens. The garden is laid predominately to lawn with various paved terrace areas to provide the perfect position for entertaining. The garden is completely private and enclosed with a retaining wall and a detached studio has also been recently constructed under a pitched tiled roof to provide a number of uses, currently a design studio but also offering scope for an annexe.

The Old Bakery really is a gem, offering a stunning interior, many original features and a prime position within the heart of this picturesque Buckinghamshire village.

“FORMERLY THE VILLAGE BAKERY THAT IN MORE RECENT YEARS HAS BEEN LOVINGLY RESTORED BY THE CURRENT OWNERS TO PROVIDE A TRULY STUNNING AND WELL APPOINTED VILLAGE HOME”



AT A GLANCE

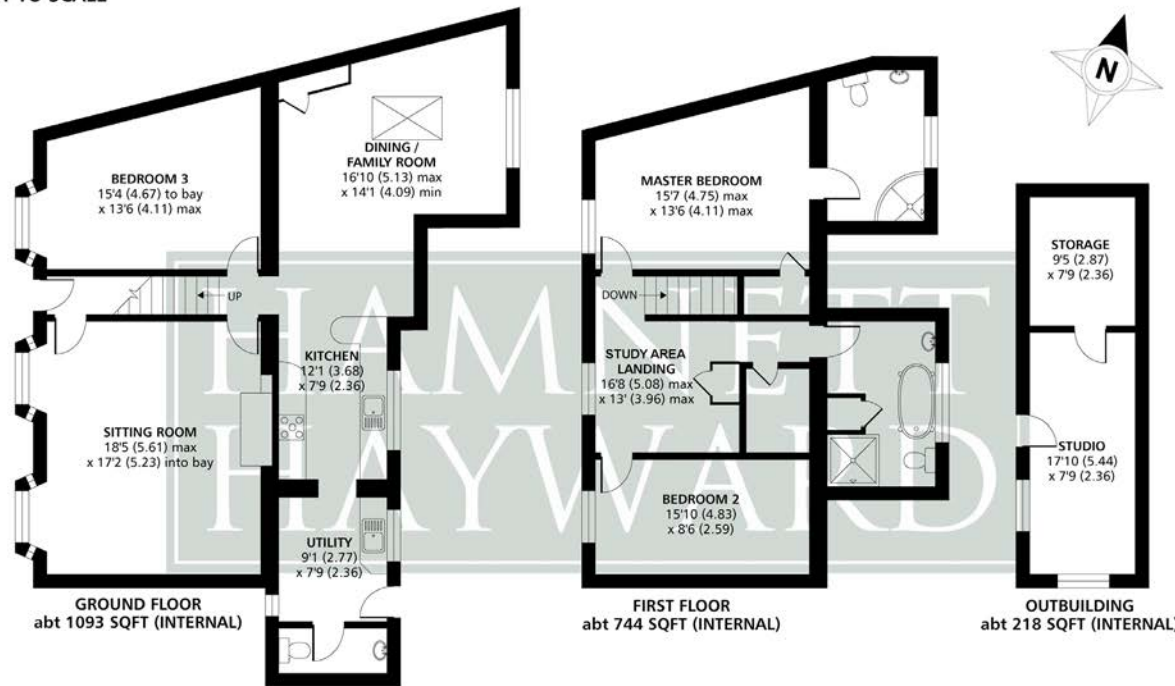
- Outstanding 18th century former bakery, renovated throughout to provide a wonderful family home
- Stylish and spacious open plan kitchen, dining, family room
- Three bedrooms in the main house, with separate detached studio
- Commanding location within the conservation area, tucked away from the picturesque High Street
- Highly sought after Buckinghamshire village, with excellent connections to London (37 mins)



SPECIFICATION

- Entrance hall
- Cloakroom
- Sitting room with wood burning stove
- Bedroom three/family room
- Well appointed kitchen opening to:
- Dining/family room
- Utility room
- Master bedroom with en-suite shower room
- Dressing room
- First floor study/potential bedroom
- Family bathroom
- Detached garden studio
- Off street parking for two vehicles
- Beautiful landscaped gardens
- Highly sought after village location
- Conveniently positioned within a short walk of the school
- Excellent connections to London (37 mins to Marylebone)
- Beautifully renovated and decorated including bespoke fitted kitchen, high quality sanitary ware, tiled floors to open plan dining/family room with under floor heating

NOT TO SCALE



APPROX. GROSS INTERNAL FLOOR AREA 1837 SQFT 170.6 SQM (EXCLUDES OUTBUILDING)

Burts Lane, Long Crendon, HP18

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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, a number of public houses and a highly regarded 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.

TRAVEL

Thame - 2.6 miles

M40 Motorway (Junction 7) - 6.6 miles

Oxford centre - 18 miles

Haddenham & Thame Parkway mainline station - 3.8 miles

London Marylebone - from 36 minutes

Oxford Parkway - from 23 minutes

ADDITIONAL INFORMATION

Services: Mains water, gas and electricity

Heating: Gas fired central heating to radiators

Energy Rating: Current D (67) Potential B (82)

Local Authority: Aylesbury Vale District Council

Postcode: HP18 9AJ

Council Tax Band: F

**HAMNETT
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