



11 Thame Road,
Long Crendon, Buckinghamshire,
HP18 9AS

Guide Price
£1,200,000



A Beautifully Presented Four Bedroom Family Home Which Has Been Redesigned and Refurbished To An Exceptional Standard, High Specifications Which Provides Over 2800 Sq Ft Space

11 Thame Road is a substantial and attractive property, which offers versatile living, incorporating a variety of reception rooms. From the moment you enter via the bespoke porch, the attention to detail is visible, the quality of finish continues through with engineered oak flooring and new carpets along with underfloor heating. Sleek, stylish fixtures and fittings combine with an exceptional specification to create a hugely desirable family home. The heart of this house is the impressive open plan living/ kitchen area, complete with a wood burning stove and a cleverly concealed wall mounted television cupboard. The bespoke kitchen has a range of integrated quality appliances, including a dishwasher, a large fridge freezer and double oven. The central island has a five-point induction hob and extractor over. All fitted in white matt units, finished with granite work surfaces and a large fully fitted utility room. This dual aspect room has glass panel bi-folding doors opening along two sides onto a deep sun terrace, ideal for al-fresco dining and entertaining. This area creates a social feel to the living space, with the principal rooms flowing effortlessly together whilst also providing defined areas in which to dine, entertain or relax. This floor is completed with a family room overlooking the front, a double bedroom and ensuite along with a cloakroom. On the first floor a spacious landing with handy storage cupboard provides access to the master bedroom which is light and airy with double doors leading onto a glass balcony, a generous ensuite bathroom offers a walk-in shower, vanity unit and WC. There are a further two good sized double bedrooms, which benefit from built in wardrobes. The beautiful family bathroom has a walk-in shower, bathtub, separate vanity unit, a heated towel rail and a W.C. Externally, the front of the property is laid to shingle with room for several vehicles and is completed with clever planting, enclosed with Yew trees. The rear garden is mostly laid to lawn with a patio area and laurel hedge bordering. A useful two way shed with electric points can be found to the side of the property. EPC: C Council Tax: F

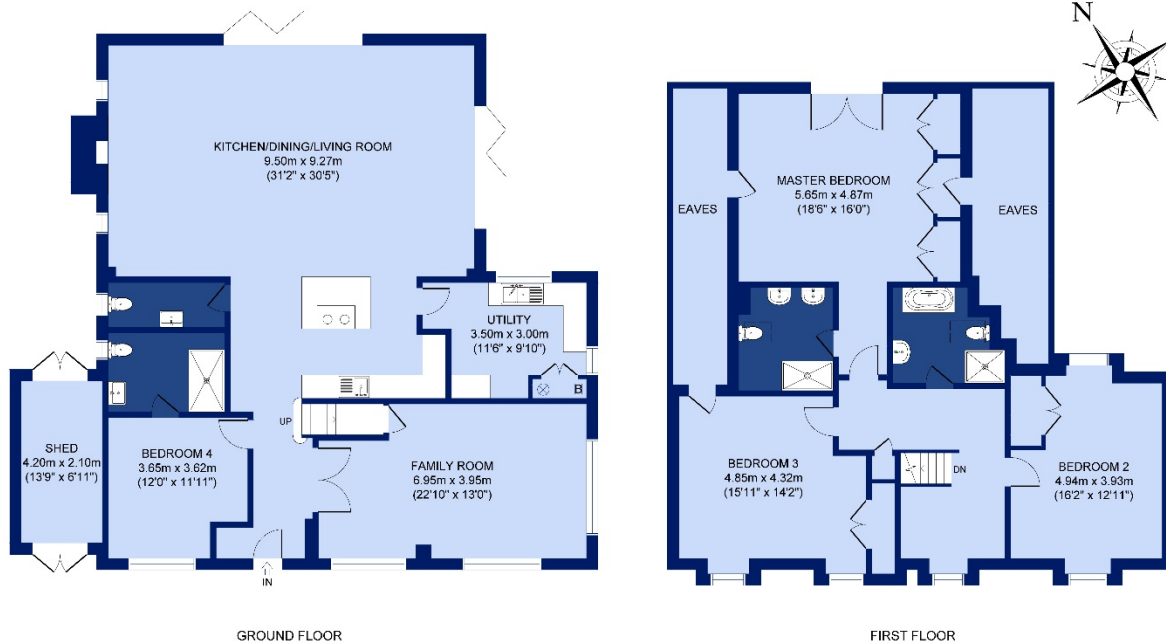
Situation

Long Crendon is a highly desirable village on the borders of Oxfordshire and Buckinghamshire, two miles from the Market town of Thame. Long Crendon was originally called Creoda, a name dating back to Saxon times and benefits from a health centre, several shops, a film club, a tennis club, gastronomic pubs and restaurants, a recreation ground, a sought after primary school, preparatory school facilities available at Ashfold in nearby Dorton, a library, and various churches. The M40 is within easy travelling distance for access to London, Birmingham and the Northern networks. Nearby Haddenham and Thame railway station provides access to London Marylebone in approximately 37 minutes (fast train).

The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.







APPROX. GROSS INTERNAL FLOOR AREA 2809 SQ FT / 261 SQ M
11 THAME ROAD, LONG CRENDON, HP18 9AS

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



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