



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

Offers In Excess
£1,000,000

RB REASTON BROWN

Spacious Four-Bedroom Home by Lightstone Homes, Set Within a Prestigious Gated Community, Offering Over 2,230 Square Feet of Luxury Accommodation. Open-Plan Living Areas, Stylish Kitchen, Master Suite, Family Bathroom, Enclosed Rear Garden, Double Garage.

This beautifully presented four-bedroom family home is part of a prestigious gated community of just two houses, showcasing exceptional craftsmanship and contemporary elegance. With over 2,230 square feet of luxurious living space, this home offers versatile living arrangements perfect for modern family life. Upon entering, you will notice engineered oak flooring in the entrance hall and kitchen/diner/living room, complemented by plush new carpets throughout the rest of the living areas and bedrooms. The ground floor benefits from underfloor heating, adding to the sleek, stylish fixtures and fittings.

The home boasts an impressive open-plan living/kitchen area with glass panel bi-folding doors that leads to a spacious sun terrace, ideal for indoor-outdoor living. The sitting room features a cozy wood-burning stove. Conveniently located on the ground floor is the fourth bedroom with a Jack and Jill ensuite shower room, providing flexibility for guests or multigenerational living. On the first floor, the master bedroom offers an en-suite shower, while two additional bedrooms feature Juliet balconies and built-in cupboards for ample storage. A well-appointed family bathroom completes the first floor, ensuring convenience for all residents.

The spacious rear garden includes a patio area for outdoor entertaining, whilst the shingle driveway offers ample parking, enhanced by elegant landscaping. This home includes a double garage equipped with an electric car charging point, and the property is powered by air source heating. To ensure peace of mind, these homes come with a 10-year new build guarantee (Build Zone).

This home perfectly blend modern amenities with stylish design, offering comfort and luxury in a sought-after community

EPC: B Council Tax Band G, Freehold

Situation

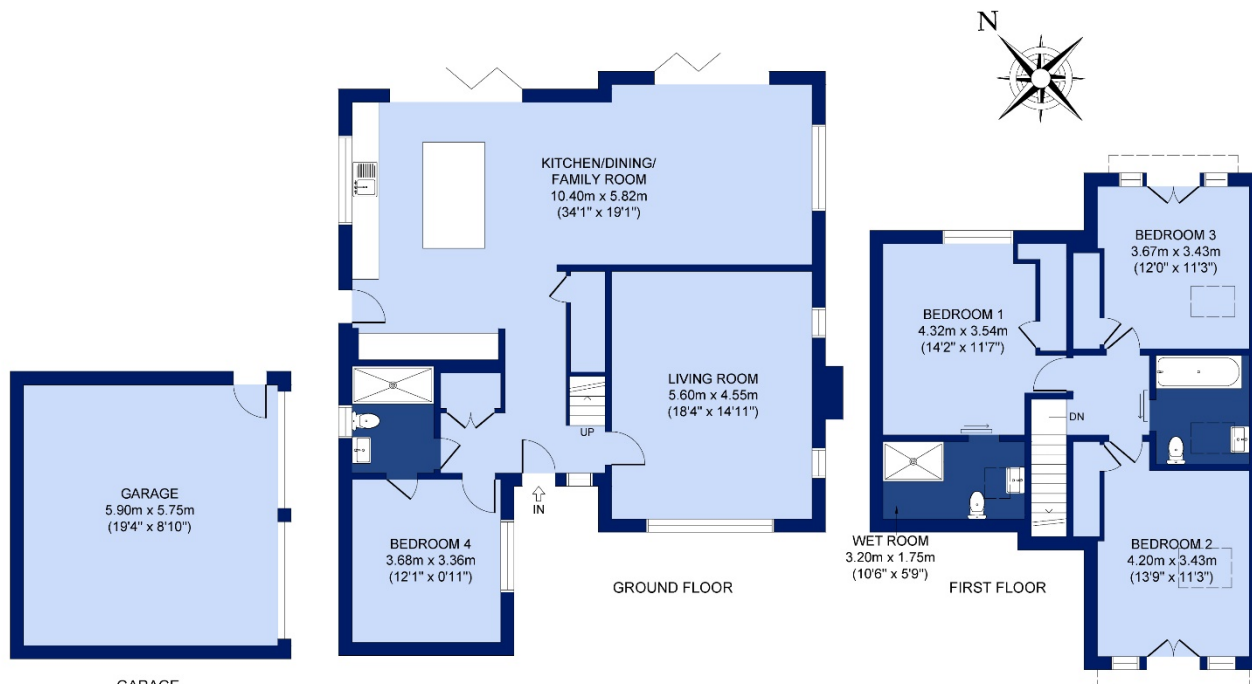
Long Crendon is a highly desirable village on the borders of Oxfordshire and Buckinghamshire, two miles from the Market town of Thame. Long Crendon was originally called Crendon name dating back to Saxon times. The village benefits from a health centre, several shops, a film club, a tennis club, a library, various churches gastronomic pubs and restaurants, a recreation ground, and a sought-after primary school and preparatory school facilities available at Ashfold in nearby Dorton.

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 2236 SQ FT / 208 SQ M
11A 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.

RE REASTON BROWN



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