



23 Frogmore Lane,
Long Crendon, Buckinghamshire
HP18 9DZ

Guide Price
£440,000

RB REASTON BROWN

Attractive Detached Cottage: 2 Bedrooms, Open-Plan Sitting/Dining Room, Refitted Kitchen, Study, and New Windows. Secluded Garden, Prime Village Location. Perfect Blend of History & Modern Living

An attractive, detached period cottage situated in an enviable location close to the centre of this highly desirable village. Stepping up from the lane, the property opens into a characterful open-plan sitting/dining room featuring a wood-burning stove and exposed beams. The dual-aspect dining area boasts a quarry tiled floor, adding to the rustic charm. The refitted kitchen offers ample space for a range-style cooker, a stainless steel extractor hood, and under-counter appliances. Double doors from the kitchen lead to the cottage-style garden, enhancing the indoor-outdoor living experience. Additionally, the ground floor includes a convenient study and a cloakroom. The first floor comprises a generous dual-aspect master bedroom with built-in wardrobes, a second bedroom, and a bathroom fitted with a white suite. The property has recently had new windows fitted, ensuring improved energy efficiency and comfort. The rear garden, with its cottage style, includes a small lawn area and a gravel driveway. Mature shrubs and trees partially enclose the garden, creating a secluded and tranquil atmosphere. The outdoor space also features a solid construction store and gated side access. This period cottage seamlessly combines traditional charm with modern conveniences. The new windows not only enhance the aesthetic appeal but also contribute to better insulation and reduced energy costs. Its idyllic location and thoughtful updates make this property an ideal home for those seeking a blend of history and modernity in a picturesque village setting.

EPC Rating: G Council Tax: E 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 992 Sq Ft (92.2 Sq M) inc Storage Areas

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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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