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2 Manor Cottages,  
Long Crendon, Buckinghamshire  
HP18 9FF

Guide Price £559,000

**RB** REASTON BROWN

## Elegant Three Bedroom Cottage by Grey Oak Homes In Long Crendon. Blending Traditional Craftsmanship With Modern Energy Efficient Features, It Boasts Open Plan Living, High Quality Finishes, Gardens, Private Parking, And A 10 Year Warranty.

**2 Manor Cottages** is situated within a new and exclusive development by the reputable Grey Oak Homes. This high-quality, three-bedroom home is nestled in the heart of Long Crendon. Designed with both elegance and energy efficiency in mind, this property showcases traditional craftsmanship and modern comforts, all within proximity to village amenities.

Upon entry, the open-plan kitchen/breakfast & dining room impresses with its bi-fold doors leading to the rear garden, creating an inviting space that seamlessly blends indoor and outdoor living.

The kitchen is crafted with high-quality materials, incorporating modern fixtures and fittings alongside British wood cladding and local buff stone. The sitting room provides a comfortable space for relaxation. Completing the ground floor is a convenient cloakroom and a well-appointed utility room, which includes a fitted cupboard, sink, and ample space for both a washing machine and tumble dryer.

Upstairs, offers three bedrooms, including a luxurious master suite with an en-suite shower room. An additional well-appointed family bathroom serves the remaining bedrooms.

Outside, the property benefits from both front and rear gardens, alongside two allocated parking spaces within an exclusive private car park designated solely for residents. A gated garden path offers convenient access from the rear garden to the parking area. Benefits from a 10-Year Building Warranty Featuring high-level insulation, air source heat pump, underfloor heating to ground floor. EPC TBC Council Tax Band TBC 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 1054 Sq Ft (97.9 Sq M)

2 Manor Cottages, Thame Road, Long Crendon Buckinghamshire, HP18 9FF

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



*Viewing is Strictly by Appointment through Reaston Brown*

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