



12 The Square
Long Crendon, Buckinghamshire
HP18 9AA

Offers In Excess
£500,000

RB REASTON BROWN

A Large 1,995 Sq Ft Property With Commercial Space And Residential Accommodation With A Private Garden With Park Access. It Could Potentially Be Changed Into Full Residential Use, Subject To Planning.

12 The Square is located in the heart of Long Crendon, this unique property offers a rare opportunity to combine residential and commercial use. Facing the bustling village square, the ground floor commercial space has previously operated as a café, featuring a spacious seating area, an adjoining kitchen/shop, an additional reception room, a downstairs toilet, and a storage cupboard. The shop benefits from electric heating, water connections, and direct access to the square, making it ideal for a café or retail space. Subject to planning, the property could be converted into full residential use, offering the potential for a spacious and characterful home. With scope for modernisation and reconfiguration:-

The ground floor retains its original charm with quarry-tiled flooring in the hallway, a reception room with a fireplace overlooking the garden, a dining room with a blocked-off doorway to the café, a kitchen, utility room, and a downstairs toilet. Upstairs, a spacious landing connects three bedrooms and a living room, which could be used as a fourth bedroom. The primary bedroom, overlooking the square, features a Victorian-style fireplace, while the second bedroom enjoys views of the park. The third bedroom includes a basin with running water, and the living room has a bay window. The upper floor also includes a separate bathroom, toilet, and an upstairs kitchen with garden views.

The attached residential section includes a substantial private garden with mature trees, a patio area, and a small storage shed. A gate at the rear of the garden provides direct access to the village park. EPC: D Council Tax: D

Situation

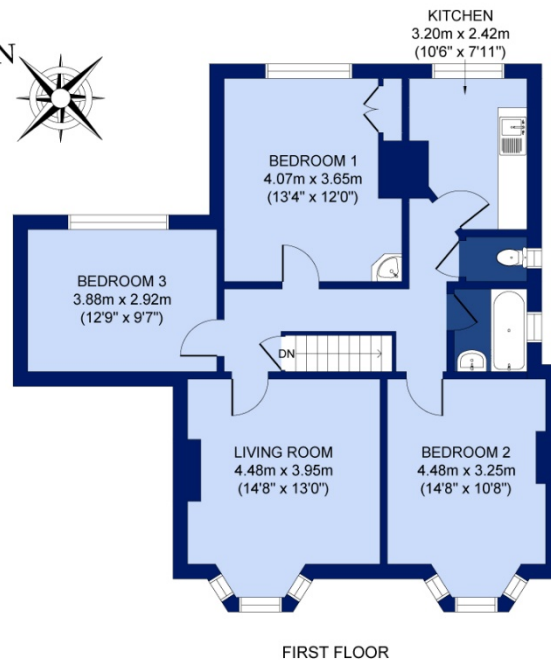
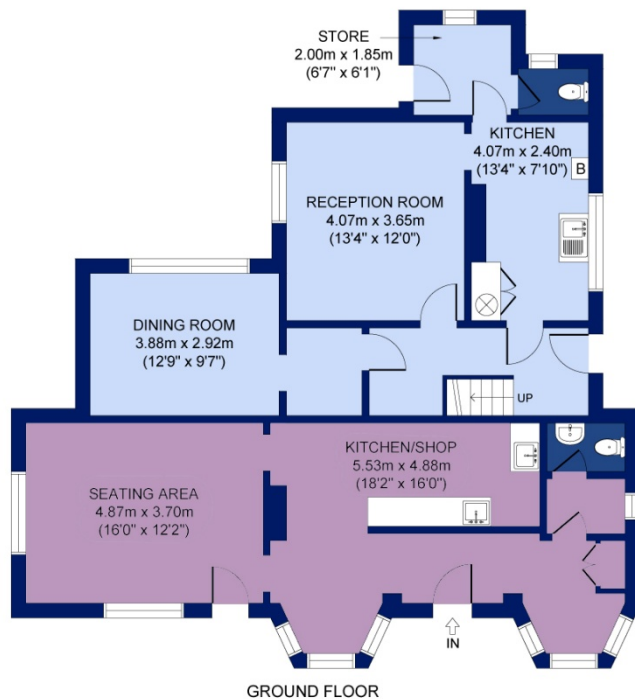
Long Crendon is a highly desirable village on the borders of Oxfordshire and Buckinghamshire, two miles from the Market town of Thame. Long Crendon was originally called Crendon name dating back to Saxon times. The village benefits from a health centre, several shops, a film club, a tennis club, a library, 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 1995 SQ FT / 185 SQ M
12 THE SQUARE, LONG CRENDON, HP18 9AA

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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