



**Black Smiths, 33 High Street  
Long Crendon, Buckinghamshire, HP18 9AL**

**Guide Price £700,000**

**RB REASTON BROWN**



## A Rarely Available, Grade II Listed Three/Four Bedroom House, Fully Renovated to A High Standard With Bespoke Fittings, Fully Modernised Kitchen, Inglenook Fireplace and Court Yard Garden

**Blacksmiths** is a stunning renovated Grade II listed property, formerly the village Blacksmiths, this stunning period property has been extensively renovated to create a beautiful three/four bedroom home enjoying a prime position within the village. Originally dating back to 17th century, the property retains a multitude of original features, decorated with a neutral palette that compliments the beams and oak flooring. On entering the cottage, the entrance hall provides access to all the reception rooms with exposed stonework to the walls and exposed timbers. A contemporary kitchen to the rear of the cottage is fitted with a range of navy-blue matching wall and base units, with solid oak worktops and shelving units, oven, and halogen hob with extractor over, dishwasher and integrated refrigerator and has double glazed doors opening to the rear garden and paved area. The kitchen opens to an intimate wood panelled dining room for those that like to entertain. The two further reception rooms are to the front both with open fireplaces and exposed beams, the sitting room has an inglenook fireplace with a wood burning stove. To the first floor are the large master bedroom and two further double bedrooms. The bathroom is fitted with a modern white suite including a shower over bath and basin, set off by the beautiful bespoke floor of limestone laid in a herringbone design. The loft room is reached by a small staircase with storage in the eaves and a large bath creating a sumptuous space. Double wooden gates open to a low maintenance courtyard private garden. Oil Fired Central Heating Council Tax Band: E EPC: N/A

### 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).

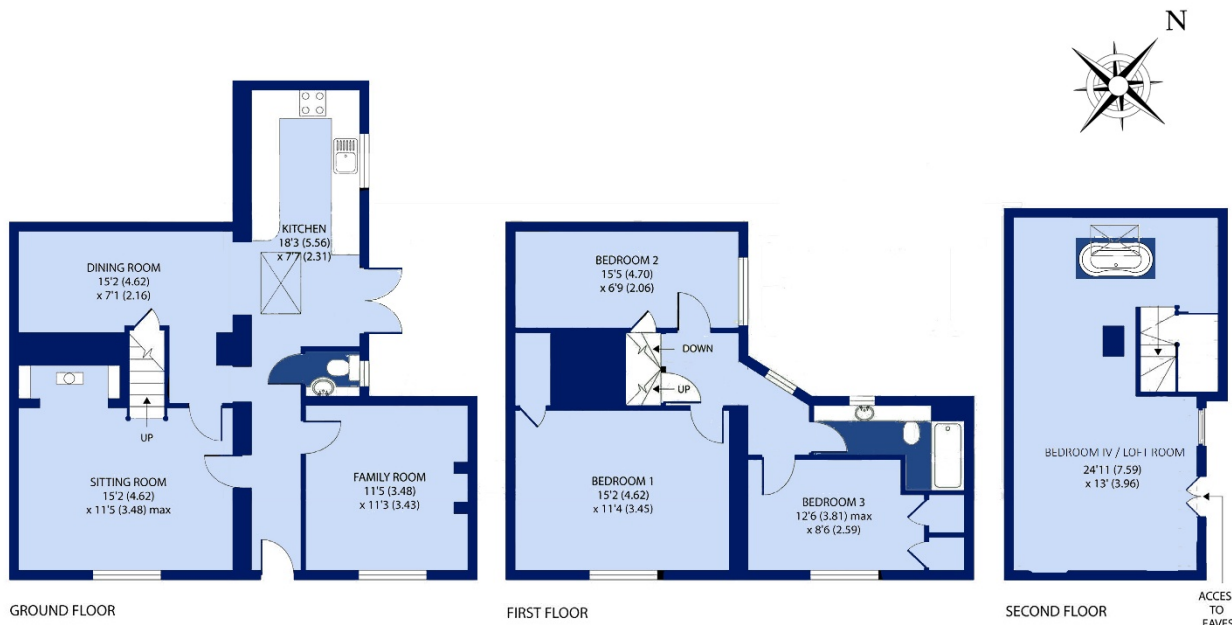
*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor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











APPROX. GROSS INTERNAL FLOOR AREA 1660 Sq Ft (154.2 Sq M)

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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.



*Viewing is Strictly by Appointment through Reaston Brown*

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