



21 Elmtree, Long Crendon,
Long Crendon, Buckinghamshire, HP18 9DG

Guide Price
£680,000

RB REASTON BROWN

Stunning Three-Bedroom Detached Home with Expansive Living Spaces, Private Garden, and Ample Parking. Set in a Prime Buckinghamshire Village Location, with Planning Permission to Convert the Garage into a Guest Suite/Office and Utility Room*

Upon entering the front door, the hallway provides access to all principal rooms. To the left is the inviting living room, featuring a charming bay window and an open fireplace with a brick surround. This light and airy space flows seamlessly into the impressive kitchen and dining area, creating a wonderful balance of character and practicality.

The kitchen/dining/family room is particularly generous in scale, designed as the true heart of the home. It is fitted with contemporary high-gloss units, an integrated dishwasher and fridge freezer, and a stylish granite breakfast bar, offering both form and function. A large dining area comfortably accommodates family seating, with a further living space ideal for modern lifestyles. Solid oak flooring adds warmth, while a bay window, floods the room with natural light. From here, French doors lead out to the patio, perfectly extending the living space and offering an ideal setting for outdoor entertaining

Ascending to the first floor, a bright landing with a side window gives access to three well-proportioned bedrooms. The master bedroom, located at the rear, enjoys peaceful views across the garden and is finished with attractive blue panel detailing. Bedroom two, positioned at the front, is equally light filled with a neutral décor, while bedroom three offers versatility as a child's bedroom, study, or guest room. A stylish family bathroom completes this floor, fitted with a bath and shower, rainfall showerhead, built-in cabinetry, and a chrome heated towel rail.

Outside, the property is set back in a quiet sought after location with a large front garden, providing ample parking for multiple vehicles and access to the garage. The rear garden is thoughtfully landscaped, including a patio area, raised sleeper beds with mature planting, and a second sun terrace, offering varied spaces for relaxation and entertaining throughout the seasons. EPC: D Council Tax: E Freehold * Planning Permission Granted 10 January 2025 Ref: 24/03425/APP

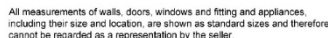
Situation

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.







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