

# 1 BLANES CLOSE

LONG CRENDON, BUCKINGHAMSHIRE HP18 9GD



HAMNETT  
HAYWARD

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**A modern four-bedroom detached home, recently built by the well-respected housebuilder Rectory Homes, forming part of an exclusive and peaceful development of just five individually designed properties.**

Constructed approximately 15 years ago by the highly regarded builder, Blanes Close is an exclusive development of just five individual homes, discreetly set back in a quiet position yet within walking distance of the many amenities this picturesque village has to offer, including the popular primary school. This impressive home provides generous internal accommodation, highlighted by a superb open-plan kitchen/breakfast room flowing into a separate dining area, together extending to approximately 21 feet and opening onto the rear garden. Further benefits include a desirable corner plot and a detached double garage. .

Internally, a spacious entrance hall welcomes you into this bright and airy home, providing access to the principal reception rooms and study. Of particular note is the impressive open-plan kitchen/breakfast room positioned at the rear of the house, featuring glazed doors overlooking the garden. The kitchen is fitted with an extensive range of attractive shaker-style units topped with granite work surfaces, extending into a central peninsula. A comprehensive selection of integrated Neff appliances includes a stainless-steel double oven, microwave, fridge/freezer, dishwasher, gas hob and extractor. The sitting room is filled with natural light and enjoys an outlook directly over the front gardens, with a handsome stone fireplace housing a real-flame gas fire. Additional ground-floor accommodation includes a study, formal dining room and a cloakroom. To the first floor is a principal bedroom with an en-suite shower room. Three further bedrooms are served by a family bathroom.

Externally the property is approached from a private road opening to a generous area of off street parking for ample vehicles to the front of the detached double garage. A personnel door opens from the side of the garage, extending into the formal rear garden. The formal gardens are located to the rear and front and laid predominately to lawn with a range of flower and shrub borders. A large paved terrace extends to the rear of the property providing a private position for entertaining.

In our opinion this is a wonderful opportunity to acquire a generous four bedroom detached family home located within the heart of this highly regarded village and offered with vacant possession, the property is available immediately.

“A MOST ATTRACTIVE FOUR BEDROOM DETACHED FAMILY HOME, OFFERING A GENEROUS CORNER PLOT AND FORMING PART OF A QUIET DEVELOPMENT, JUST A SHORT WALK OF THE POPULAR VILLAGE SCHOOL”



## AT A GLANCE

- A stylish four bedroom detached family home by Rectory homes
- Generous and adaptable accommodation extending in excess of 1,400 sq.ft
- Fabulous open plan kitchen/breakfast room, extending into dining room
- Substantial off street parking, detached garage and generous rear garden
- Highly sought after Buckinghamshire village with good access to station for London Marylebone



## SUMMARY

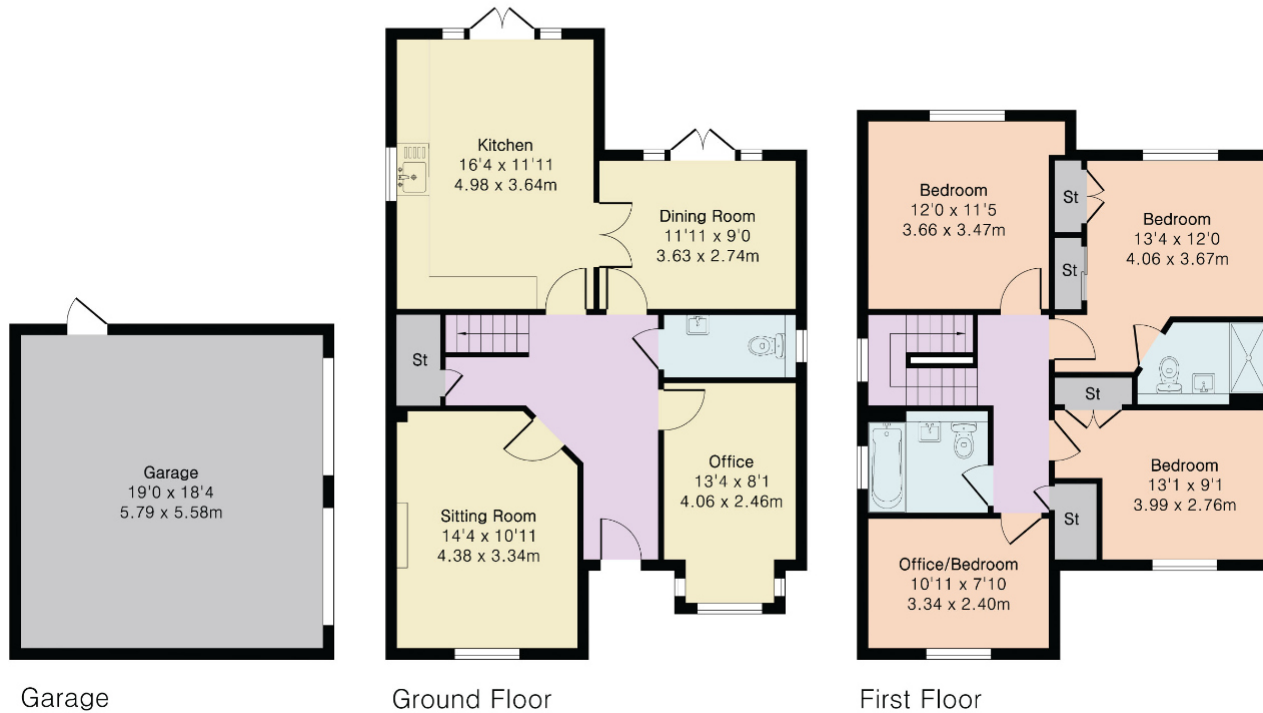
- Entrance hall
- Cloakroom
- 16' Open plan kitchen/breakfast room, opening to dining room
- Well equipped kitchen with a range of integrated appliances
- Study
- Sitting room with stone fireplace
- Principal bedroom with en-suite shower room
- Three further bedrooms
- Family bathroom
- Ample off street parking
- Detached double garage
- Generous plot with formal gardens to the front and rear
- Gas fired central heating
- Vacant possession with no onward chain
- Highly sought after and picturesque village
- Dual catchment schooling for Lord Williams and Thame & Bucks Grammar
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway

**Approximate Gross Internal Area 1416 sq ft - 131 sq m  
(Excluding Garage)**

Ground Floor Area 745 sq ft – 69 sq m

First Floor Area 671 sq ft – 62 sq m

Garage Area 348 sq ft – 32 sq m



## Location

LONG CRENDON boasts an unrivalled array of beautiful character properties spanning many centuries. Its long meandering high street is bound at one end by an impressive 14th Century grey limestone Church and set amongst a picturesque mixture of colour washed houses and cottages, mostly of the 17th Century. The remainder of Long Crendon consists of a pleasant mix of both period and contemporary property and enjoys a good range of facilities including post office, butchers, general stores, a coffee shop, numerous sporting clubs including tennis and cricket, churches catering for all denominations. The Churchill Arms is a popular public house with a highly regarded Thai restaurant. For schooling, the village has an excellent primary school, feeding into both the reputable Lord Williams comprehensive school in Thame and the Aylesbury Grammar Schools. A number of good private schools are also situated close by including Ashfold preparatory school and Stowe school. For the commuter the M40 motorway is within just seven miles, connecting to London & Birmingham and a railway station is located at nearby Haddenham & Thame for a comprehensive service into London Marylebone (under 40 minutes)

## ADDITIONAL INFORMATION

**Services:** Mains water, Gas & Electricity

**Heating:** Gas fired central heating

**Energy Rating:** Band C - 75, potentially Band B - 84

**Local Authority:** Buckinghamshire County Council, Aylesbury area

**Postcode:** HP18 9GD

**Council Tax Band:** G

**Tenure:** Freehold

GUIDE PRICE £875,000



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