



Rose Cottage, 5 Thame Road
Long Crendon, Buckinghamshire, HP18 9AS

Guide Price £475,000

RB REASTON BROWN

Charming Two-Bedroom Period Cottage With Character Features, Inglenook Fireplace, Conservatory/Garden Room, Enclosed Gardens And Generous Off-Road Parking. In The Popular Village Of Long Crendon.

A charming and beautifully presented two-bedroom cottage, full of character and period features, situated in the heart of the highly regarded village of Long Crendon.

Entering the cottage, you are immediately struck by its warmth and character, with a practical stone-floored entrance area providing space for coats and footwear.

The kitchen is compact yet perfectly formed, offering a Belfast sink, a range of floor and wall-mounted cupboards, a gas hob with integrated oven, space for a large fridge freezer and a washing machine. The impressive sitting/dining room is centred around a substantial inglenook fireplace with log burner, creating a cosy and inviting atmosphere.

To the rear, the bathroom has been tastefully updated with a white suite and panelled bath.

A conservatory/garden room provides additional reception space and enjoys a fixed tiled roof, allowing year-round use.

To the first floor are two double bedrooms, including a spacious principal bedroom with attractive chimney breast and alcove storage.

Shutters feature throughout the property, complementing the cottage style perfectly.

Outside, the property enjoys an enclosed rear garden with established borders and gated access to generous off-road parking

Gas Fired Central Heating. EPC Rating: E. Council Tax Band: D. Freehold.

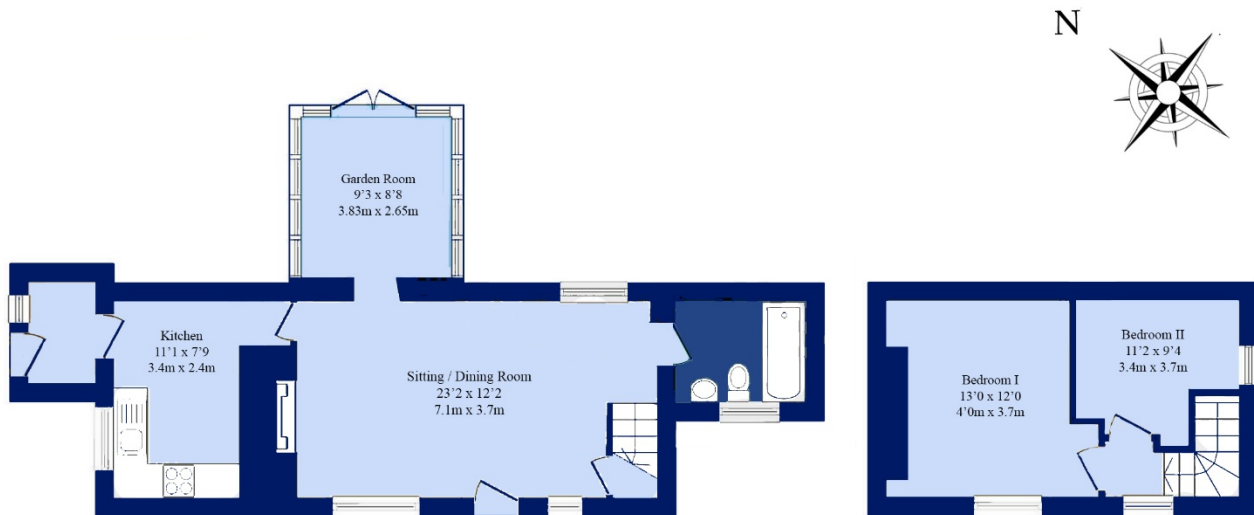
Situation

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 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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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

www.reastonbrown.co.uk Email: sales@reastonbrown.co.uk

94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626

2-4 Windmill Road, Headington, Oxford, OX3 7BU Tel : +44(0) 1865 308855

119-121 Park Lane . London . W1K 7AG. Tel : +44(0) 207 079 1589

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