

2 WALNUT CLOSE

LONG CRENDON, BUCKINGHAMSHIRE. HP18 9DD



HAMNETT
HAYWARD

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An immaculate three bedroom village home enjoying a peaceful setting around a small, private green all within this picturesque Buckinghamshire village.

Tucked away within an enviably peaceful and exclusive enclave of just eight individual homes, this well appointed property has been lovingly cared for and is offered for sale in excellent condition. Extending to approximately 912 sq. ft. The property enjoys well balanced accommodation and the added advantage of a principal bedroom with an en-suite shower room. Long Crendon is the most highly sought-after Buckinghamshire village celebrated for its charming amenities and array of independent shops. For the commuter, Haddenham & Thame Parkway lies just a short drive away, offering a fast and frequent service to London Marylebone in as little as 36 minutes.

The internal accommodation, arranged over two floors, has been designed to create three separate living spaces, the sitting room is a bright and inviting room enjoying relaxing views over the communal green, a separate dining room opening to the garden and a classic fitted kitchen, well equipped with a range of fitted appliances.

The kitchen itself is fitted with a range of shaker style cupboard and drawer units with a walnut working surface. Integrated appliances include a Bosch electric oven with gas hob, an eye level microwave, fridge/freezer and dishwasher. The sitting room is flooded with natural light and has a large fitted shelving unit, there is also space for a desk as an occasional study area. Upstairs, the property offers three generously proportioned bedrooms. The principal bedroom benefits from built-in wardrobes and a modern en-suite shower room, while the remaining two bedrooms are served by a modern family bathroom with built in vanity units.

Externally, the home enjoys a private, low-maintenance garden to the rear, providing a lovely outdoor retreat. A generous paved terrace is positioned off the dining room making it the ideal area for outside entertaining and 'al-fresco' dining. A garage is located in a block with further visitors parking available within the development. This property offers a rare opportunity to acquire a stylish, move-in-ready home in an enviable village location.

“THE PERFECT VILLAGE HOME, FORMING PART OF A SMALL DEVELOPMENT CAREFULLY POSITIONED AROUND AN OPEN GREEN - ALL WITHIN THE HEART OF A HIGHLY SOUGHT AFTER BUCKINGHAMSHIRE VILLAGE”



AT A GLANCE

- A lovely three bedroom home occupying a wonderful position overlooking a private open green
- A superb fitted kitchen with shaker style units, opening to a separate dining room
- Principal bedroom with a range of fitted wardrobes and an en-suite shower room
- Private 'low-maintenance' garden with further communal gardens and private garage
- Highly sought after Buckinghamshire village with excellent connection to London Marylebone



SUMMARY

- Entrance hall
- Cloakroom
- 16' Sitting room
- Lovely kitchen with shaker style units and integrated appliances
- Dining room
- Principal bedroom with fitted wardrobe and en-suite
- Two further bedrooms
- Bathroom
- 16' garage
- Private landscaped garden
- Stunning communal gardens
- Quiet 'family friendly' development of just eight homes
- Highly sought after village location
- Within a short walk of the village Primary school
- Accommodation extending to 912 sq.ft
- Vacant possession with no onward chain
- Dual catchment schooling for Lord Williams's and Aylesbury Grammar schools
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway

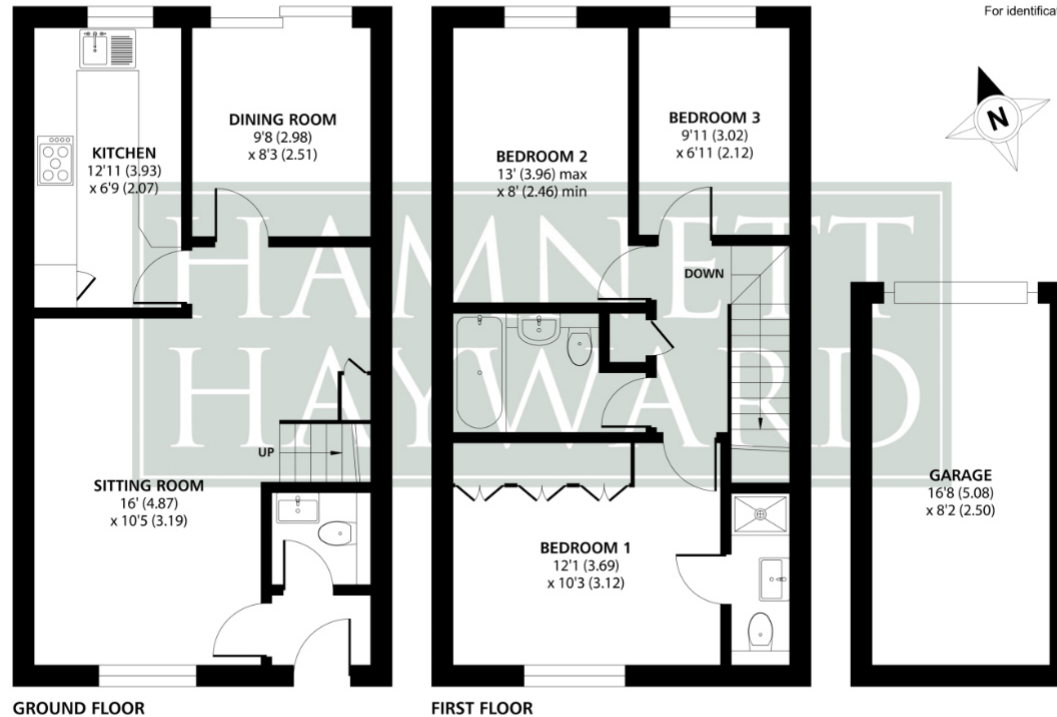
Walnut Close, Long Crendon, HP18

Approximate Area = 912 sq ft / 84.7 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 1049 sq ft / 97.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Hamnett Hayward Ltd. REF: 1410481

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, The Eight Bells also offers a new menu and excellent local beers. 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 Parkway for a comprehensive service into London Marylebone (under 40 minutes)

ADDITIONAL INFORMATION

Services: Mains water, Gas & Electricity

Heating: Gas fired central heating

Energy Rating: Currently D - 66, potentially B - 87

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP18 9DD

Council Tax Band: E

Tenure: Freehold

Man. Co - £40 PCM



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