

Mulberry House

LONG CRENDON • BUCKINGHAMSHIRE



Mulberry House

Long Crendon, Buckinghamshire

A Magnificent ,Grade II, Five Bedroom Detached Home

Kitchen/Breakfast Room

Utility Room

Drawing Room • Family Room

Dining Room • Snug

Principle Bedroom with ensuite

Four Further Bedrooms • Family Bathroom

Outside

Off Street Parking • Large

Barn • Work Shop • Store

Enclosed Gardens

Approx Gross Internal

Floor Area Including

Outbuildings

4046sq ft

Thame 2.5 miles, Haddenham/ Thame station 3.8 miles
(Mainline Station to London Marylebone fastest train 36
minutes)

M40 (Junction 6) 5 Miles,
Heathrow 40 miles,
Central London 52 miles

(All distances and times approximate)

These particulars are intended only as a guide and must not be
relied upon as statements of fact. Your attention is drawn to
the Important Notice on the last page of the text.







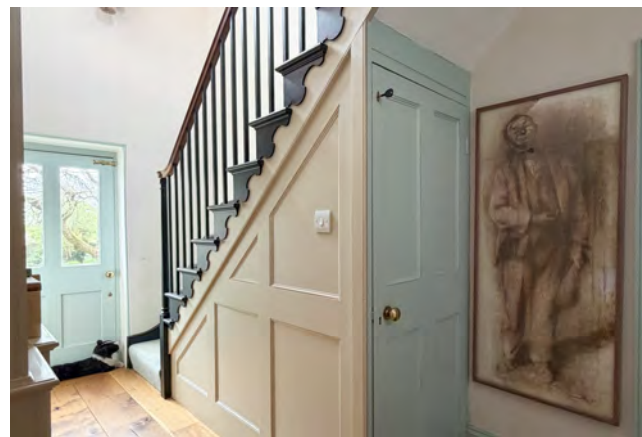
A Historic Grade II Listed Retreat with Modern Comforts

A beautifully presented Grade II listed home of rich heritage, seamlessly blending Georgian elegance, Victorian practicality, and earlier period charm to create an exceptional living environment.

Stepping through the entrance door, you are welcomed into a central hallway that immediately sets the tone for the property. With a wonderful sense of proportion and natural flow, this space forms the heart of the home, connecting the principal reception rooms while offering an immediate appreciation of its heritage and character.

To one side, the Georgian element of the house reveals itself through high ceilings and large sash windows. The dining room is both elegant and inviting, bathed in natural light and centred around a striking fireplace. Oak flooring and bespoke fitted cabinetry enhance both its practicality and timeless appeal, creating a refined setting for both formal entertaining and family occasions.

The drawing room enjoys a similarly balanced aspect, offering a comfortable yet sophisticated space, ideal for both everyday living and more formal gatherings.



At the centre of the home lies a magnificent kitchen/breakfast room, generous in scale and rich in character. Stone flooring runs underfoot, while an impressive inglenook fireplace with substantial oak beam forms a dramatic focal point. A classic electric Aga, bespoke cabinetry and elegant granite worktops combine to create a highly functional yet beautifully considered working kitchen, which enjoys views to both the front courtyard and rear garden, reinforcing the strong connection to its surroundings. A former secondary staircase has been thoughtfully repurposed as a pantry.

Adjoining the kitchen, the utility room occupies the Victorian section of the house and has been adapted to suit modern living, offering ample space for appliances, fitted storage and a practical sink area. A ground floor shower room sits nearby, perfectly suited to country living.



Beyond, a cosy snug provides a more intimate retreat, complete with fireplace - ideal for quieter moments - while a further storage room enhances the practicality of the space.

Returning to the hallway, a family room-currently used as a music room-offers a relaxed and highly versatile space. With generous proportions and excellent natural light, it lends itself equally well as a secondary sitting room, media room or informal entertaining space. This is believed to be the oldest part of the house, adding another layer to its rich history.

A stone staircase from the main hall descends to the cellar, where exposed stonework reflects the age and provenance of the property, offering an atmospheric space ideal for wine storage.

Ascending to the first floor, the principal landing is light filled with windows to both front and rear elevations. The principal bedroom is a particularly generous room, enjoying a peaceful outlook and providing a calm and restful retreat.

Four further bedrooms are arranged across this level, offering excellent flexibility for family living, guests or home working. Several rooms retain charming period features including fireplaces and original detailing, while the overall layout reflects the natural evolution of the home over time.

The family bathroom is both elegant and well-appointed, featuring a freestanding bath, separate shower and excellent natural light. A second bathroom serves the remaining bedrooms, ensuring practicality for modern family life.

A secondary staircase is subtly integrated within the layout, providing additional connectivity between floors and further enhancing both character and functionality.

In total, the property offers five bedrooms, three bathrooms and a variety of beautifully proportioned reception spaces, all thoughtfully arranged to balance period charm with everyday living.





Approached via a charming gravel courtyard driveway, the property makes an immediate impression, with parking for several vehicles and a restored raised well forming an attractive central feature.

To one side stands a substantial thatched barn, constructed using traditional materials and offering excellent versatility for garaging, storage or workshop use. Additional outbuildings further enhance the functionality of the grounds.

To the rear, the gardens open into a beautifully landscaped, gently sloping lawn bordered by mature trees and established planting. A variety of seasonal colour ensures year-round interest, while stone terraces and steps guide you through the space to a secluded seating area - perfect for outdoor dining and entertaining.



A greenhouse and dedicated planting areas will appeal to keen gardeners, while a small copse at the far boundary provides both privacy and a picturesque outlook.

Closer to the house, a paved terrace adjoining the kitchen provides a natural extension of the living space, ideal for al fresco dining and seamlessly linking the house to the gardens.

Rich in history and thoughtfully maintained, the grounds provide a peaceful and private setting that perfectly complements the home.





Long Crendon, Buckinghamshire

Long Crendon is a large village situated about 2 miles north of Thame which came into prominence towards the end of the 16th Century with its needle-making industry. Its long meandering main street is bounded at one end by the impressive 14th Century grey limestone Church, and at the other end by The Churchill Arms. The village is picturesque with its colour-washed houses and cottages mostly of the 17th Century. Long Crendon's oldest inn, The Eight Bells is also situated on the main street, close to the famous old court house.



Schools: There is excellent schooling in the area with an OFSTED judged 'Outstanding' primary school in the village and secondary schooling at Thame. There are several preparatory schools in the area, including Ashfold School at Dorton. Lower House is also in the catchment area for Buckinghamshire grammar schools and there is a wide choice of independent schools in the University City of Oxford.



Walking & Riding: The area is renowned for its many sporting facilities including Lower Crendon tennis club as well as other sports clubs, golf at the Oxfordshire and Studley Wood golf clubs, racing at Towcester and Newbury and water sports at the Farmoor reservoir. The surrounding countryside is attractive with many footpaths and bridleways.



Shopping: The village has good local amenities including a shop/post office, GP surgery, public houses, and restaurants including the award winning Angel restaurant. Long Crendon is also approximately 12.6 miles from Bicester Village Designer Outlet Centre.



Communications in the area are good with rail connections to London Marylebone from Haddenham & Thame Parkway in approximately 36 minutes and road links via the M40 and A34.

Directions:
Mulberry House,
84 High Street,
Long Crendon,
Buckinghamshire,
HP19 9AL

Grade II Listed

EPC :- Exempt

Council Tax Band :- G

Freehold

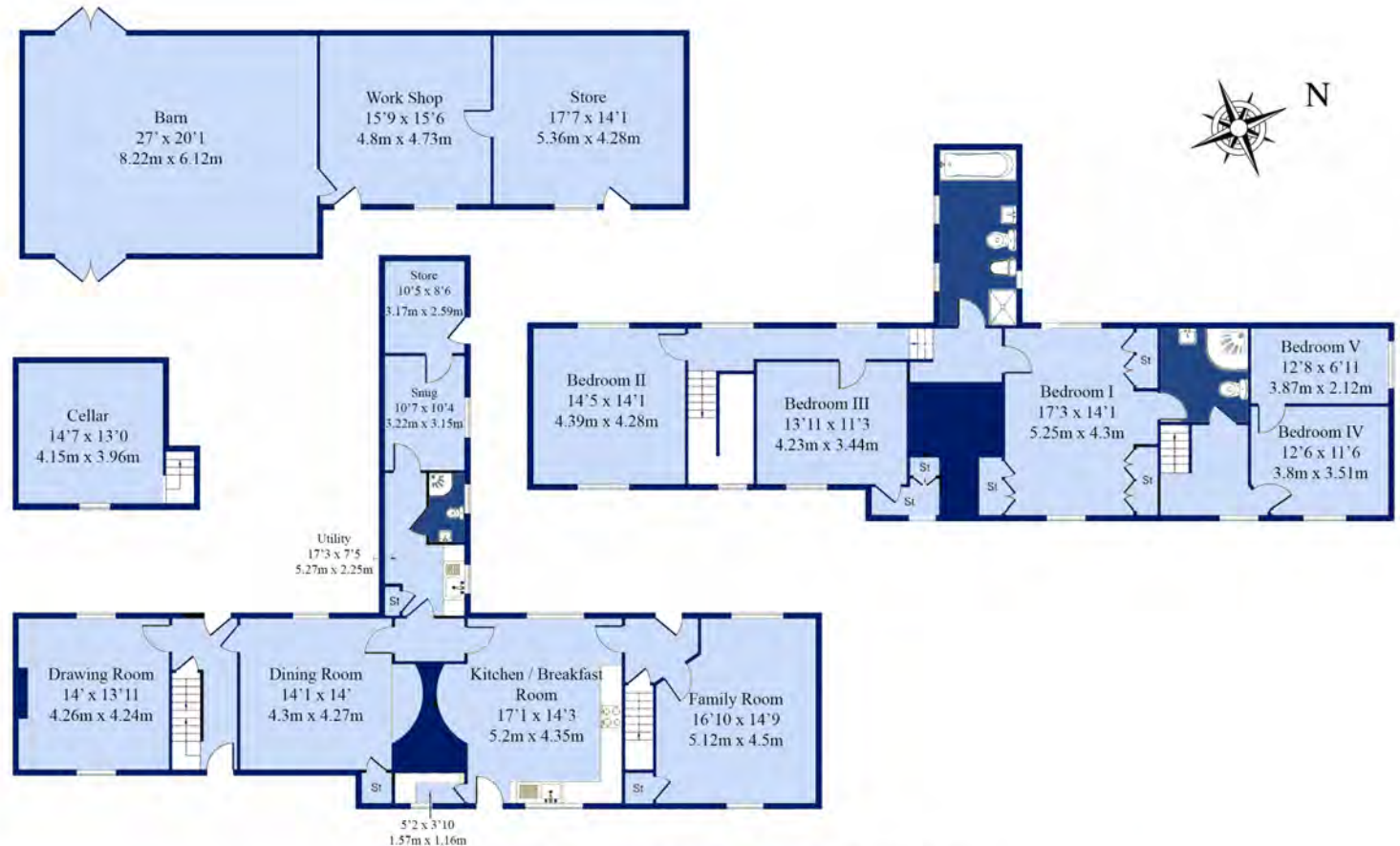
Mains drainage and Water, Gas Boiler.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. The Sale is to include all fitted carpets.

Local authority

Buckinghamshire Council



Approx. Gross Internal Floor Area 4046 Sq Ft / 375 Sq M
Mulberry House, 84 High Street, Long Crendon, Buckinghamshire, HP19 9AL

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.



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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