

An aerial photograph of a large, multi-winged estate. The central part of the house features a prominent thatched roof, while the wings on either side have red-tiled roofs. A large, white, dome-shaped glass structure is attached to the left wing. The property is surrounded by lush green lawns, numerous trees, and a gravel driveway. A black metal fence runs along the left side of the property.

THE HYTHE
LONG CRENDON

THE HYTHE

LONG CRENDON • BUCKINGHAMSHIRE

***A Magnificent Unique and Stylish,
Four Bedroom Detached House.***

Reception Hall • Drawing Room • Study

Kitchen/Breakfast Room • Utility Room

Sitting Room • Garden Room • Gallery Snooker

Room • Observatory • Control Room

Master Bedroom with Bespoke En-Suite

Family Bathroom • Shower Room

Two to Three Further Bedrooms,

Double Garage

Further Detached Brick & Tile Garage

Approx Gross Internal Floor Area 4794 Sq Ft
(445 Sq M)

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.*





The Hythe is a magnificent 1920s brick & stone-built country house that blends the charm of a 17th-century design with contemporary elements, creating a truly unique and stylish home. Boasting spacious rooms, breathtaking views, and easy access to nearby amenities, this property offers an exceptional living experience.

Set within beautifully landscaped gardens, The Hythe enjoys a prime countryside location with sweeping views over the Chilterns. With stylish country living and the convenience of the city just a 36-minute train ride away, this home is perfectly positioned for those seeking the best of both worlds.

As you enter the property through its sturdy oak front door, you're welcomed by an entrance hall with a staircase leading to the upper floor. To the right, a modern kitchen and breakfast room features off-white Shaker-style cabinetry by Simon Taylor. The pale specialist worktops, Miele appliances, display cupboards, and an oak island seamlessly blend contemporary style with the property's traditional charm.

Adjacent to the kitchen is a utility room with fitted units and ample space for appliances, which leads into a garden workshop. The kitchen opens into a bright garden room with high ceilings, terracotta flooring, and a large sliding patio door that offers stunning views of the surrounding grounds. A spiral staircase adds a touch of elegance and charm to this sunny space.

The dining room, with its exposed beams and large open fireplace, exudes a cosy, traditional feel, making it perfect for hosting guests. Moving into the drawing room, the beautiful inglenook-style fireplace creates a warm and inviting atmosphere, which is adjacent to the snug.

Located away from the main living areas, the large office offers a quiet, private environment ideal for working from home or studying. The gallery, accessed by the spiral staircase, is another unique feature of the property, adding further character.

The snooker room, large enough for a full-sized table, could easily be transformed into a luxurious master suite. It overlooks the garden room and provides a stunning vantage point of the grounds.







The property boasts three or four bedrooms, with the master suite being the largest. It features a luxurious ensuite bathroom, custom-designed by bespoke cabinet maker Simon Taylor, complete with display cabinets and a corner bath. The two additional bathrooms follow a similar design theme, ensuring a cohesive and elegant feel throughout.

The loft offers ample storage space, while the observatory is equipped with a 16" Richey Chretien reflector telescope, providing an exceptional setting for astronomical observing. Thanks to low light pollution, this location is ideal for observing Deep Space. In the television programme, The Sky at Night, a whole programme was devoted to imaging galaxies from the Crendon Observatory.



With spacious rooms, breathtaking views, and convenient access to nearby amenities, this property offers an extraordinary place to live.

Outside, the property has a shed and covered store, along with large gardens, a pond, summerhouse and a legal share in the next-door paddock.

The double garage and driveway provide ample space for parking, and the property enjoys beautiful views over the county. Along with a further detached brick and tile garage with electricity.





Imaged from the Crenford Observatory
Messier 82 a galaxy at a distance of about 12 million light years





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.



Travel: 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:

**The Hythe
68 Bicester Road
Long Crendon
Buckinghamshire
HP18 9EF**

Services

Electricity, Gas, mains drainage and water.

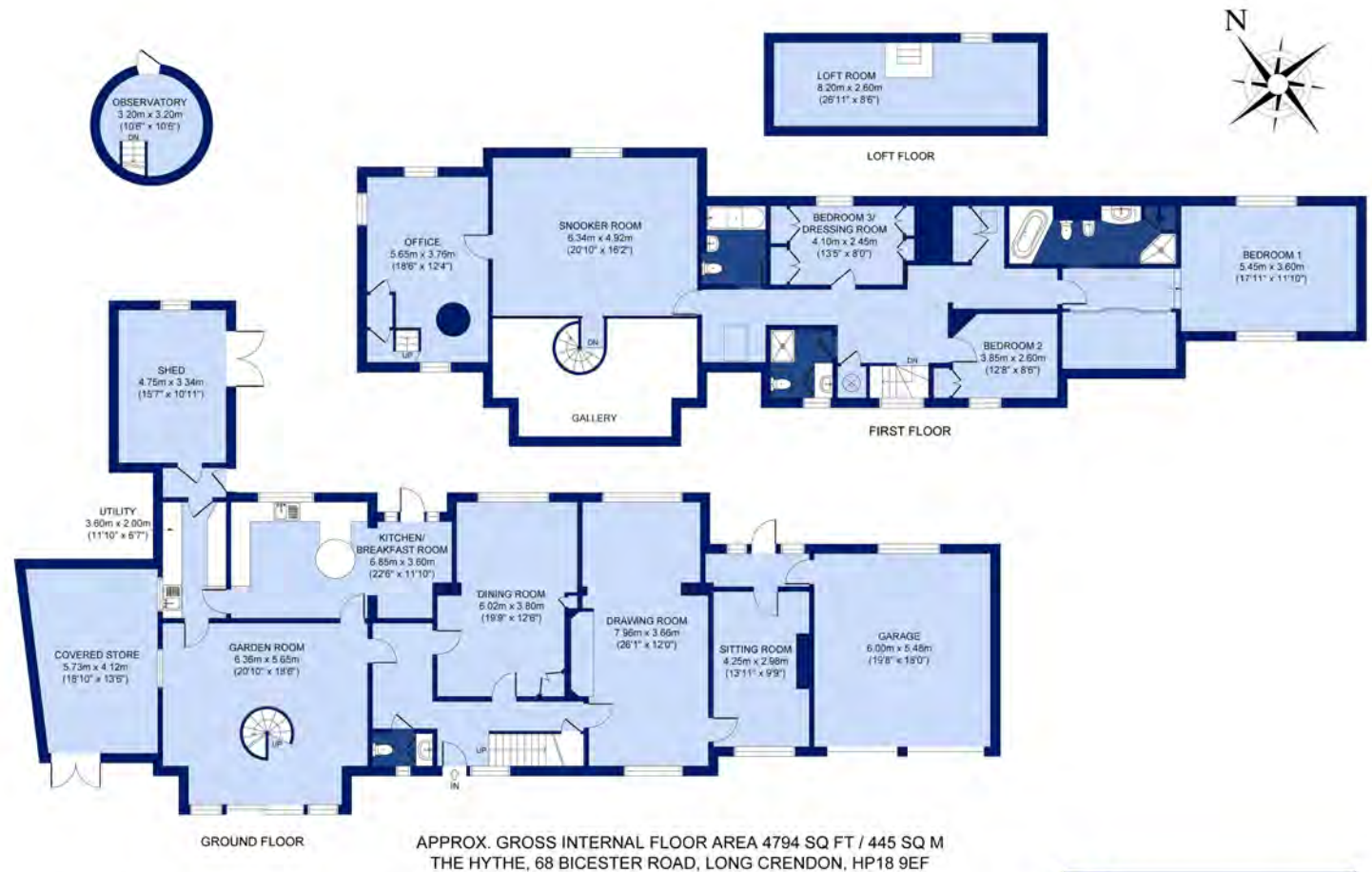
Fixtures and fittings

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

Local authority

Buckinghamshire Council- 01296 585858

EPC: D Council Tax: G Freehold



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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