

38 WAINWRIGHTS

LONG CRENDON, BUCKINGHAMSHIRE HP18 9DT



HAMNETT
HAYWARD

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A beautifully presented three bedroom terrace house, located within this idyllic setting close to open countryside with outstanding views.

This superb development at Mortimer Fields by Rectory Homes offers the epitome of elegance and charm with just 19 individual plots each carefully designed with attractive exteriors. This stylish 'cottage style' home is constructed of rendered elevations and includes a barn style garage with black weather boarding.

Located on the fringe of this picturesque village, the development is ideally positioned adjoining stunning open space for rural dog walks and breathtaking views extend all the way to the Chiltern Hills, whilst the quintessential High Street and its beautiful period charm is just a short stroll at the end of the road. For the commuter, Haddenham & Thame Parkway is just a short drive offering a comprehensive service into London Marylebone (under 40 minutes) and Oxford station.

The ground floor is well arranged and begins with an inviting entrance hall with cloakroom. The principal living space is a superb open-plan 17ft sitting/dining room, featuring a bespoke media shelving unit and a generous glazed section with double doors opening onto the garden, allowing the room to be filled with natural morning light. The well-appointed kitchen is fitted with a comprehensive range of Bosch appliances, including an electric oven, gas hob with extractor hood, dishwasher, fridge/freezer, and washing machine.

To the first floor are three bedrooms, including a principal bedroom with fitted wardrobes and a stylish en-suite shower room. The two further bedrooms are enhanced by attractive plantation shutters, with bedroom three also benefitting from a built-in wardrobe. These are served by a well-appointed family bathroom.

Externally, the property offers a block paved driveway leading to a single garage. To the rear, the garden is laid predominantly to lawn and incorporates both a patio and a small decking area, ideal for outdoor entertaining. This delightful home presents a rare opportunity for contemporary living, discreetly tucked away to offer privacy whilst remaining conveniently close to local amenities.

"CONTEMPORARY LIVING IN A PEACEFUL SETTING WITH STUNNING VIEWS OVER COUNTRYSIDE AND JUST A SHORT STROLL FROM THE QUINTESSENTIAL HIGH STREET."



AT A GLANCE

- A pretty 'cottage style' contemporary home located within a picturesque village setting
- Stylish accommodation throughout including a generous open plan sitting/dining room
- Well equipped kitchen with a range of integrated Bosch appliances
- Private rear garden with terrace
- Picturesque Buckinghamshire village offering excellent connections to London Marylebone



SUMMARY

- Entrance hall
- Cloakroom with storage
- Well equipped kitchen with a range of Integrated Bosch appliances and Quartz work surfaces
- 17' open plan sitting/dining room with media wall
- Principal bedroom with en-suite shower room
- Two further bedrooms
- Family bathroom
- Off street parking to the front
- 19' barn style garaging
- Private garden with terrace
- Secluded setting close to rural walks and an open green.
- Within a short stroll of the picturesque and highly sought after High Street location
- Dual catchment schooling for Lord Williams and Thame & Bucks Grammar
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- Exceptional standards throughout
- Under floor heating to ground floor
- Energy rating B



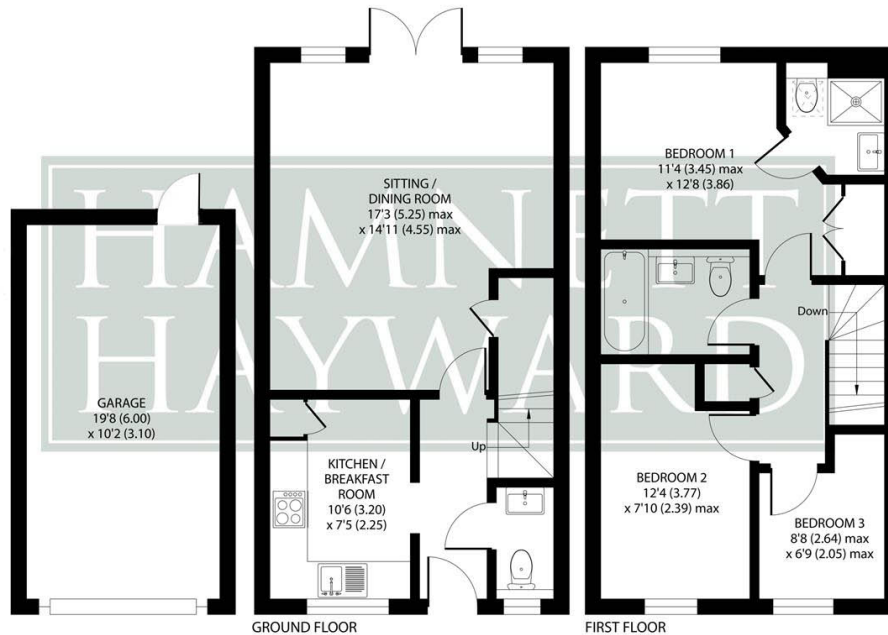
Wainwrights, Long Crendon, Aylesbury, HP18

Approximate Area = 842 sq ft / 78.2 sq m

Garage = 200 sq ft / 18.5 sq m

Total = 1042 sq ft / 96.7 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). © nichecom 2025. Produced for Hamnett Hayward Ltd. REF: 1290761

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 many amenities. The attractive village square offers a good range of facilities including a post office, a butchers, general stores, the village coffee shop and a hair dressers. A further range of facilities are located at Long Crendon Manor stables including a cafe and farm shop. Sports clubs are prominent within the village including a tennis & bowls club, Football for all ages and a cricket club. The village have two public houses, including The Churchill Arms and it's 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.

ADDITIONAL INFORMATION

Services: Mains water, Gas & Electricity.

Heating: Underfloor to ground floor, radiators to first floor

Energy rating: Currently B - 85, Potentially A - 97

Local Authority: Buckinghamshire Council, Aylesbury area

Postcode: HP18 9DT

Council Tax Band: D

Tenure: Freehold



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