

2 SYCAMORE CLOSE

LONG CRENDON, BUCKINGHAMSHIRE. HP18 9BN



HAMNETT
HAYWARD

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An impressive four bedroom detached family home enjoying a central position behind the popular village square.

2 Sycamore Close is a superb four bedroom detached family home, located within the heart of Long Crendon village close to all the many amenities on offer, whilst enjoying a quiet position within a stones throw of the village square and recreation ground. The current owner has recently updated the lovely kitchen and first floor shower room. With internal accommodation extending to 1,697 sq.ft and with the reputable school just a ten minute walk, this home is perfect for family living. For the commuter, Haddenham & Thame parkway is just a short drive and offers a comprehensive service into London Marylebone (fast train under 40 minutes)

An outer entrance porch opens into a small entrance hall, leading through to the principal reception spaces. The impressive 25' sitting room provides an excellent main reception room with a stone fireplace home to a gas fire and a lovely relaxing seating area overlooking the lovely garden. A further formal dining room/family room offers further flexible living and entertaining space.

The recently replaced kitchen is fitted with contemporary high-gloss units and extends to approximately 19', providing a stylish and practical heart to the home. The kitchen is fitted with a comprehensive range of cupboard and drawer units with with a built in Rangemaster cooker with gas hob. A separate utility room adds valuable everyday convenience with a second basin.

The principal bedroom is an excellent size, extending to approximately 19', and benefits from a range of built-in wardrobes and a well-appointed en-suite bathroom with both a bath and separate shower. Three further generous bedrooms are served by a recently replaced shower room, which has been finished in a contemporary style.

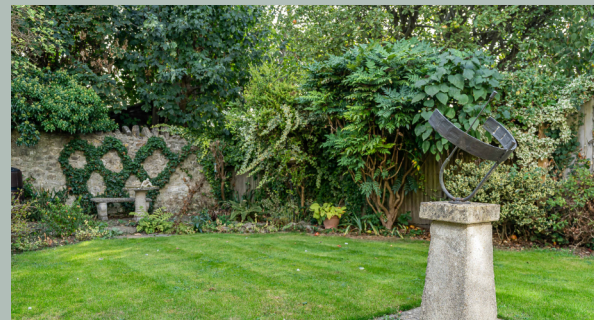
Outside, the property enjoys a fabulous private garden, with a beautiful part-stone wall creating an unusually secluded and sheltered setting. The garden enjoys a southerly aspect, making it an ideal space for outdoor dining, entertaining or simply enjoying the sunshine and privacy. The garden has a wonderful range of mature shrubs and a generous terrace provides a wonderful area for 'al-fresco' dining.

“A WONDERFUL FOUR-BEDROOM DETACHED HOME, ENJOYING A BEAUTIFULLY SECLUDED GARDEN AND AN ENVIABLE POSITION WITHIN A QUIET CUL-DE-SAC, TUCKED AWAY JUST BEHIND THE VILLAGE SQUARE AND ITS RANGE OF SHOPS”



AT A GLANCE

- An immaculate four bedroom detached home within a highly sought after Buckinghamshire village
- 19' open plan kitchen/dining room - recently updated with a range of contemporary units
- Four generous bedrooms including a 19' principal bedroom with en-suite bathroom
- A superb setting within a quiet no-through road, just a short stroll from the village square
- Highly sought after Buckinghamshire village with excellent connection to London Marylebone



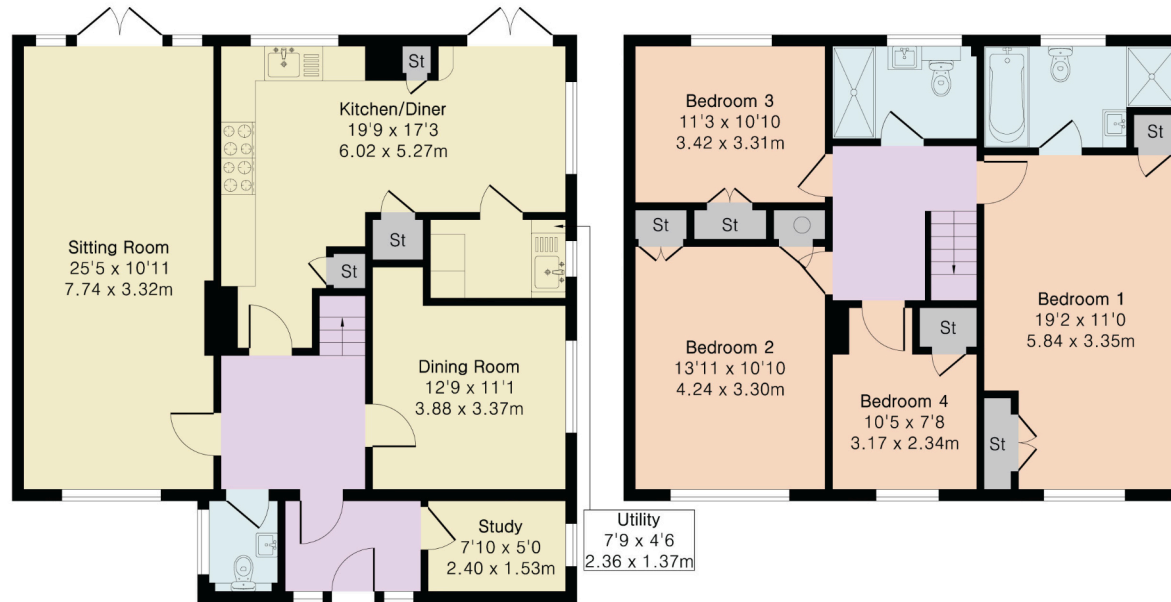
SUMMARY

- Entrance porch
- Inner entrance hall
- Small study
- Cloakroom
- 25' Sitting room with fireplace and glazed doors opening to the rear garden
- Dining room
- Recently replaced kitchen providing a superb open plan kitchen/dining room extending to 19' in length
- Utility room
- 19' Principal bedroom with a range of fitted wardrobes and en-suite bathroom
- Three further generous bedrooms
- Recently replaced family shower room
- Ample off street parking to the front
- Beautiful part walled garden offering an excellent degree of privacy and a Southerly aspect
- Stunning formal gardens to the rear offering an excellent degree of privacy
- Highly sought after village location
- Within a short walk of the village square and shops
- Accommodation extending to 1,697 sq.ft
- Dual catchment schooling for Lord Williams's and Aylesbury Grammar schools
- London Marylebone in under 40 minutes from nearby Thame & Haddenham Parkway

Approximate Gross Internal Area 1697 sq ft - 157 sq m

Ground Floor Area 908 sq ft – 84 sq m

First Floor Area 789 sq ft – 73 sq m



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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 - 64, potentially C - 75

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP18 9BN

Council Tax Band: E

Tenure: Freehold

GUIDE PRICE £799,950

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