



A beautifully refurbished three-bedroom detached cottage nestled in the heart of the picturesque Buckinghamshire village of Marsh Gibbon. This charming, light-filled home blends character and comfort with a thoughtfully modernised layout, offering versatile living for families and home-workers, along with a superb, detached garage/workshop.

The cottage opens into a welcoming dining room with expansive Velux windows that fill the room with light. This room forms the central hub of the home and is a generously proportioned space with ample room for both formal entertaining and family gatherings. Internally, the décor is presented to a high standard and decorated in soothing neutral colours, making it easy to personalise by the new owner.

Following the flow of the oak-effect herringbone floor the left, you'll find the cosy sitting room, with garden views framed by a large sash window, again flooding the space with natural light, and a stylish feature fireplace with a wood-burning stove.

The thoughtfully designed kitchen flows from the other side of the dining room and is fitted with floor and eye-level units, and plenty of space for all your appliances. The adjoining, light-filled boot room, provides good storage along with access to the front and side gardens.

A practical laundry/utility room, discreetly tucked to the side of the dining room, provides additional functionality without encroaching on the main living space.

Upstairs, the first-floor hosts three bedrooms. The principal bedroom is a generous double with views to the front. Bedroom two and bedroom three are both light-filled and versatile, suitable for guests, children, or a

dedicated study. A stylish, modern bathroom serves all three bedrooms and is situated conveniently off the landing.

Externally, the property boasts both an elegant, country-cottage style front garden, which is attractively landscaped with well-stocked borders and a herringbone brick path, as well as a private, enclosed courtyard garden to the side, which catches the afternoon sun and is perfect for outdoor entertaining or relaxing with a coffee.

A further standout feature of Crenlyn is the substantial detached garage and workshop, offering secure parking or storage. Above, a spacious mezzanine level (13'1" x 11'0") provides a bright and quiet retreat, ideal for working from home or creative use.

The property is heated by an efficient air source heat pump system, offering both sustainable and cost-effective year-round comfort with modern underfloor heating throughout the entire ground floor.

What also sets this property apart is its enviable position on a quiet country lane, away from traffic noise and a strong neighbourly feel whilst simultaneously having easy access to the A41.

Located in the sought-after village of Marsh Gibbon, the

home sits just outside a conservation area and enjoys a close-knit, rural community atmosphere. The village itself is home to the Grade I-listed St Mary the Virgin Church, a well-regarded Church of England primary school, a local post office and shop, a monthly farmers' market, annual village fete and the recently refurbished Plough traditional public house.

Just under 4 miles from Bicester, Crenlyn is perfectly positioned for access to a wealth of amenities, including supermarkets, leisure centres, schools, restaurants, and the world-renowned Bicester Village designer outlet.

Road links are excellent via the nearby A41, giving direct routes to Oxford and Aylesbury. For commuters, Bicester North and Bicester Village train stations provide regular direct services to London Marylebone and Oxford, both under 4 miles away.

The property falls within Council Tax Band D under Buckinghamshire Council.

With its generous layout, exceptional outbuilding space, and idyllic village setting, Crenlyn offers a rare opportunity to enjoy countryside living with easy access to transport, amenities, and community life.





Accommodation comprises:

Ground Floor: Sitting Room, Kitchen, Boot Room, Dining Room, Laundry Room, W.C./Shower Room

First Floor: Three bedrooms, Family bathroom.

Loft Space: Entirely Boarded, Clean Storage.

Outside: Landscaped Front Garden, Courtyard Side Garden, Large Garage/Workshop With Mezzanine Space.

Freehold property

Brick-built with tiled/slatted roofs

All mains' services connected. Thames Water/Octopus Energy.

Heat-pump installed with large hot water storage tank.

BT/broadband (connected) or Gigaclear (on lane directly in front)

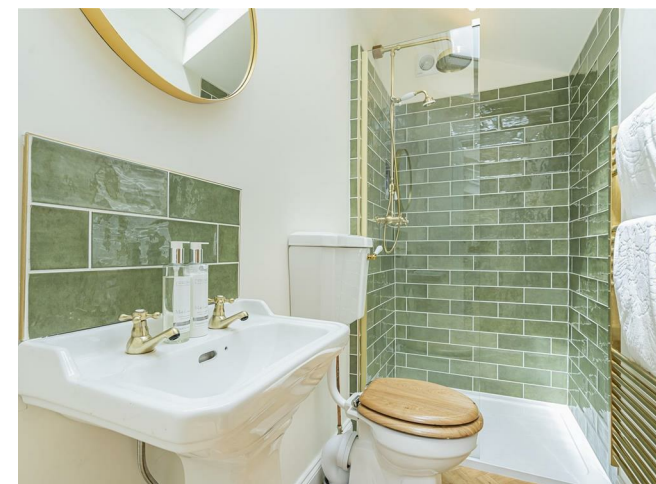
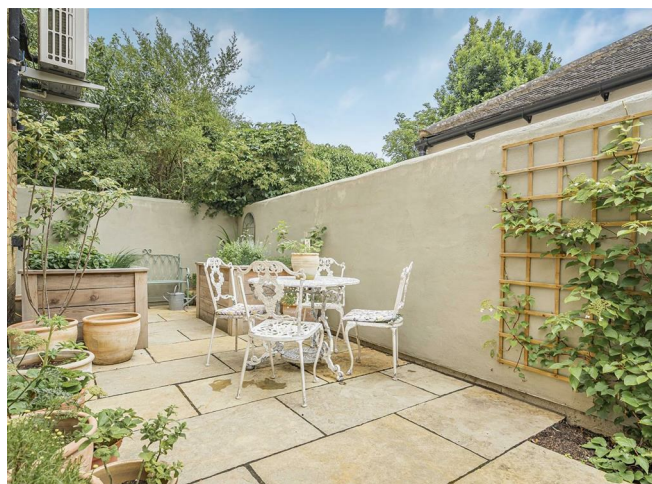
Mobile phone coverage – please check using the Ofcom website

<https://checker.ofcom.org.uk/>

Local authority: Buckinghamshire Council

Council tax band D

EPC rating D





**Approximate Gross Internal Area 1109 sq ft - 103 sq m
(Excluding Garage)**

Ground Floor Area 635 sq ft – 59 sq m

First Floor Area 474 sq ft – 44 sq m

Garage Ground Floor Area 287 sq ft – 27 sq m

Garage First Floor Area 131 sq ft – 12 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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.



