

# BELL COTTAGE

49 HIGH STREET, LONG CRENDON, BUCKINGHAMSHIRE HP18 9AL



HAMNETT  
HAYWARD

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**A Grade II listed three bedroom cottage benefitting from a brand new thatched roof and beautiful 150 foot westerly facing garden**

Situated on the picturesque High Street, Bell Cottage enjoys an enviable position just moments from the beautiful parish church and the historic Old Court House owned by the National Trust. Surrounded by an array of fine period homes, this beautiful 17<sup>th</sup> century cottage offers character, warmth and surprisingly generous accommodation throughout.

On entering the property, a spacious reception hall with cloakroom provides access to a spacious 19 foot sitting room featuring an impressive inglenook fireplace, exposed beams and limestone flooring. Double doors open onto a kitchen/dining room fitted with an extensive range of timber base and wall units with Belfast sink and integrated appliances. This lovely room also features a stone fireplace with log burner and double doors leading out on the rear terrace. A second door provides access to an inner lobby creating a useful study area with stairs rising to the first floor.

A charming landing leads to a particularly attractive double-aspect principal bedroom with extensive built-in storage measuring approximately 16 ft with views over the garden, a spacious second double with storage a useful third single room. All three bedrooms are served by a lovely modern bathroom with separate shower cubicle. The roof space has two loft access points.

Outside, the property enjoys a mature rear garden extending to approximately 150 foot with terrace and steps rising to gardens laid mainly to lawn. The garden also features substantial timber summer house with power and light connected.

Agents note: New thatched roof covers approx 80% of the existing thatch. Full details of warranty available on request.

“A BEAUTIFUL GRADE II LISTED THREE BEDROOM THATCHED COTTAGE IN AN ENVIABLE POSITION ON THE PICTURESQUE HIGH STREET BENEFITTING FROM A BRAND NEW THATCHED ROOF”



## AT A GLANCE

- Character Grade II listed cottage in idyllic setting
- Two substantial reception rooms and a useful study area
- Three bedrooms including a generous 16ft dual aspect principal bedroom and modern bathroom
- Entrance hall and ground floor WC/Cloakroom
- Beautiful mature garden extending to approximately 150ft
- Large Summerhouse/home office



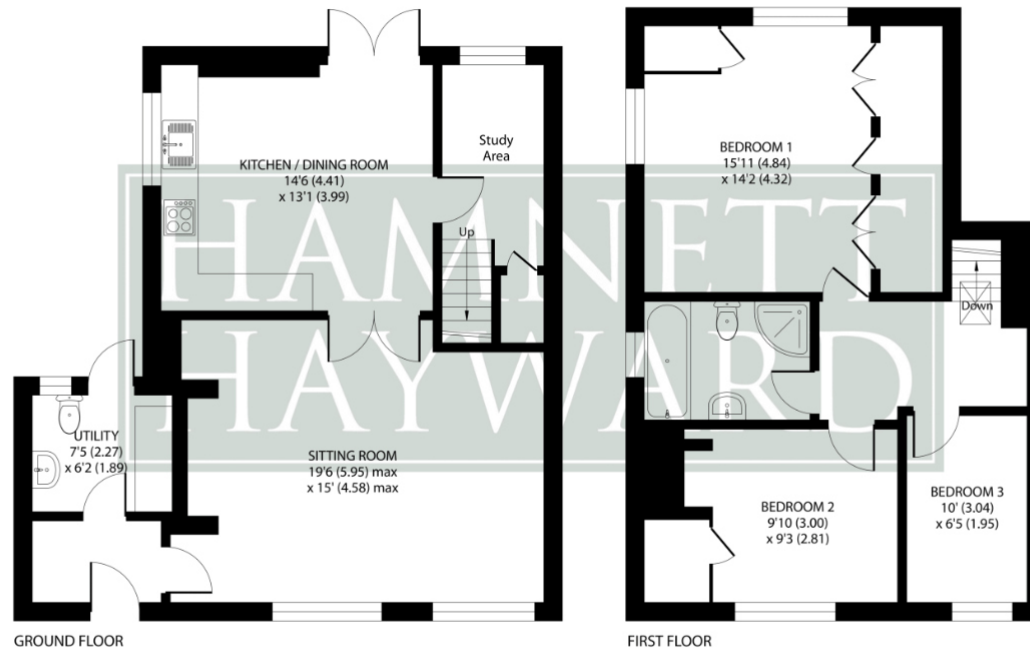
## SUMMARY

- Entrance hall
- Cloakroom/Utility
- Large living room with inglenook fireplace
- Open plan kitchen/dining room
- Study area
- 16 ft Double aspect principal bedroom
- Two further bedrooms
- Bathroom
- Mature garden extending to approximately 150 ft in depth
- Summer house
- Generous three bedroom cottage totalling 1232 sq ft
- Picturesque setting on the High Street
- Brand new thatched roof
- Sought after village location

## High Street, Long Crendon, Aylesbury, HP18

Approximate Area = 1232 sq ft / 114.4 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 2026. Produced for Hamnett Hayward Ltd. REF: 1417701

## 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 a tennis and bowls club, 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 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 and there are dedicated school bus routes to several Oxford independent schools. 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 to radiators.

Energy Rating:N/A Listed building

Local Authority: Buckinghamshire Council, Aylesbury area

Postcode: HP18 9AL

Council Tax Band: F

Tenure: Freehold



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