

ST MARY'S COTTAGE

94 HIGH STREET, LONG CRENDON, BUCKINGHAMSHIRE HP18 9AL



HAMNETT
HAYWARD

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BUCKINGHAMSHIRE HP18 9AL

A surprisingly spacious Grade II listed two bedroom cottage extending to approximately 1036 sq ft with an extended open-plan kitchen/dining room, an approximately 75 ft garden and a useful summerhouse/garden office.

Situated in one of the most picturesque stretches of Long Crendon's renowned High Street, St Mary's 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 charming 17th century cottage offers character, warmth and surprisingly generous accommodation throughout.

On entering the property, a spacious reception hall with cloakroom provides access to a delightful L-shaped sitting room rich in period character, featuring an impressive inglenook fireplace, exposed beams and attractive parquet flooring. In more recent years the cottage has been thoughtfully extended to create an open-plan kitchen/dining room, incorporating the original kitchen area to provide an excellent everyday living and entertaining space. The kitchen is fitted with an extensive range of floor and wall mounted cupboards and opens seamlessly into a generous dining area with direct access onto the terrace and rear garden.

To the first floor, a charming landing leads to a particularly attractive double-aspect principal bedroom measuring approximately 16 ft, whilst the second bedroom benefits from built-in storage. Both bedrooms are served by a bathroom with Aqualisa shower over the bath.

Outside, the property enjoys a mature rear garden extending to approximately 75 ft, laid mainly to lawn with a raised terrace ideally suited to alfresco dining and entertaining. The garden also features a timber summer house with power and light connected.

St Mary's Cottage is offered to the market with no onward chain.

A MOST ATTRACTIVE GRADE II LISTED TWO BEDROOM COTTAGE IN AN ENVIABLE POSITION AT THE CHURCH END OF THE HIGH STREET, ONLY A STONE'S THROW FROM THE GRADE-I LISTED PARISH CHURCH OF ST MARY AND THE NATIONAL TRUST'S LONG CRENDON COURTHOUSE.



AT A GLANCE

- Character Grade II listed cottage in idyllic setting
- Extended to create open plan kitchen/dining room
- Two bedrooms including a generous 16 ft dual aspect principal bedroom and first floor bathroom
- Entrance hall and ground floor WC/Cloakroom
- Beautiful mature garden extending to approximately 75 ft in length
- Insulated Summerhouse/home office



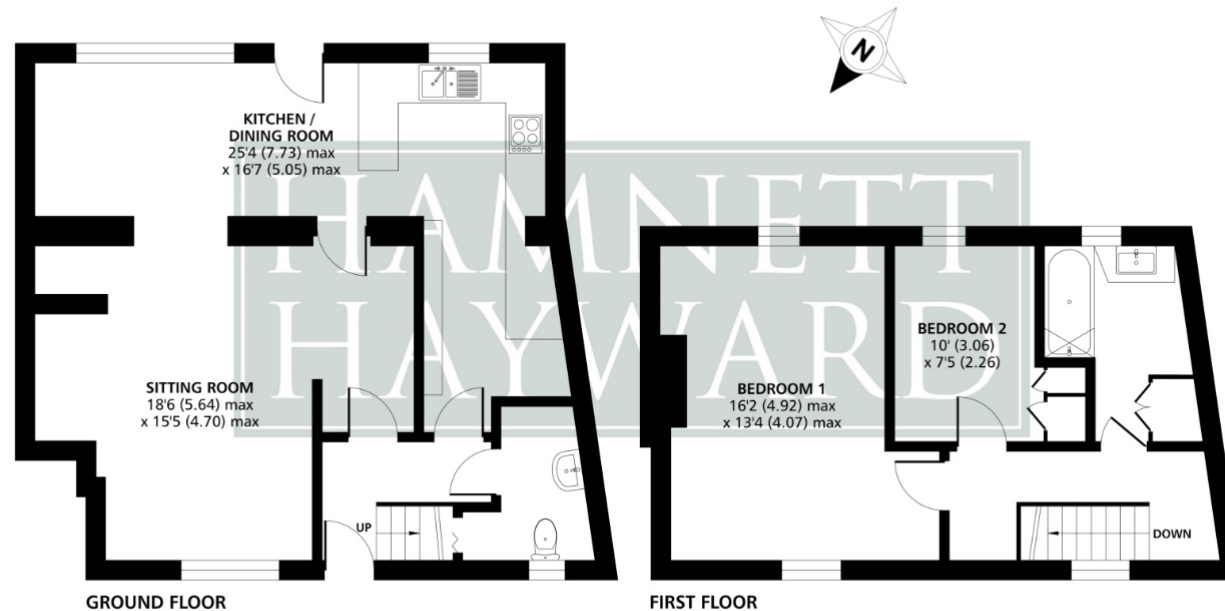
SUMMARY

- Entrance hall
- Cloakroom
- Large living room with inglenook fireplace
- Open plan kitchen/dining room
- 16 ft Double aspect principal bedroom
- Second bedroom
- Bathroom with shower over bath
- Mature garden extending to approximately 75 ft in depth
- Insulated & double glazed summer house with electricity and hard wired data points
- Generous two bedroom cottage totalling 1036 sq ft excluding summer house
- Picturesque setting at the church end of the High Street
- Sought after village location
- No onward chain

High Street, Long Crendon, Aylesbury, HP18

Approximate Area = 1036 sq ft / 96.2 sq m

For identification only - Not to scale



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. Glow-worm boiler installed in 2026 with extended warranty.

Energy Rating: Current D (65) Potential B (84)

Local Authority: Buckinghamshire Council, Aylesbury area

Postcode: HP18 9AL

Council Tax Band: E

Tenure: Freehold

 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: 1480827

**HAMNETT
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