

THE SMITHY

43 HIGH STREET, LONG CRENDON, BUCKINGHAMSHIRE HP18 9AL



HAMNETT
HAYWARD

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The Smithy is a Grade II Listed period cottage that has undergone extensive remodelling including an award winning extension completed to an exceptional standard throughout. This remarkable property is a seamless fusion of contemporary living with timeless period charm, effortlessly blending modern finishes with original character features of the original cottage.

Upon entering The Smithy you are welcomed into a stylish entrance hall that separates the original house from the new extension featuring contemporary design elements while exposed stone walls and original beams add a touch of period charm. At the front aspect, the original period cottage features a beautiful 24' sitting room which includes an Inglenook fireplace with wood burner, perfect for cosy evenings. A staircase rises to the large, vaulted bedroom and refurbished family bathroom, complete with a classic roll-top bath, toilet, and basin. The original cottage also includes a useful study/guest bedroom and a separate cloakroom. The kitchen is located on the first floor of the extension, beautifully designed to be the heart of the home with large patio doors open directly onto the upper terrace level of the garden, creating a seamless connection between indoor and outdoor living. The kitchen is equipped with high-quality integrated appliances, including a Smeg oven, Siemens microwave, fridge/freezer, dishwasher, and a wine cooler. A generous central island, cleverly designed to incorporate a breakfast bar, sits beneath striking reclaimed industrial lighting, adding both character and practicality. There is ample space for a dining table, making this an ideal setting for entertaining. From this entrance hall, you'll find two further double bedrooms, a second family bathroom and utility room.

Outside the property is accessed directly from the High Street via a private paved driveway and gravel footpath. The front of the home features an enclosed walled garden, with vibrant flowerbeds. A wooden gate provides secure side access, leading to the front entrance and continuing through to the rear garden. The upper terrace offers an ideal space for relaxing or entertaining on warm summer evenings. Beyond, a generous lawn stretches out to mature shrub borders, guiding you into a secondary garden area. There is a very useful and strategically placed decking area with foundations meeting building regulations and with current planning permission for a home office/annexe (24/01065/VRC). This stunning garden totals about 0.28 acres

"QUITE SIMPLY A UNIQUE FUSION OF CHARACTER COTTAGE WITH CONTEMPORARY DESIGN, LOCATED IN AN IDYLIC SETTING OFFERING FLEXIBLE ACCOMMODATION APPROACHING 2000 SQ.FT IN MATURE GARDENS OF ABOUT 0.28 ACRES



AT A GLANCE

- Beautiful Grade II listed cottage with award winning contemporary extension
- Renovated and up-dated throughout to a very high specification
- Many original period features and outstanding mature gardens totalling about 0.28 acres
- Unique split level design offering flexible three/four bedroom accommodation
- Popular Buckinghamshire village location with many facilities and excellent communications



SUMMARY

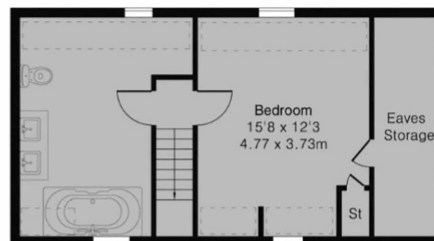
- Spacious Entrance hall
- Cloakroom
- 24' Sitting room with inglenook fireplace
- Kitchen/dining room
- Study/Bedroom 4
- Three double bedrooms
- Bathroom
- Shower room
- Off street parking
- Large split level terrace
- Mature gardens totalling about 0.28 acres
- Planning permission for annex/home office with foundations, current planning consent and building regulations
- Highly sought after location within a picturesque village setting
- Excellent facilities within the village
- Dual catchment schooling for Lord Williams and Thame & Bucks Grammar
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway

NOT TO SCALE

GROUND FLOOR



FIRST FLOOR



FIRST FLOOR



GROSS INTERNAL AREA 1983 SQFT / 184 SQM

**HAMNETT
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PROPERTY CONSULTANTS

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Hamnett Hayward and no guarantee as to their operating ability or their efficiency can be given.

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. 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 for a comprehensive service into London Marylebone (under 40 minutes)

ADDITIONAL INFORMATION

Services: Mains water, Drainage, Gas & Electricity

Heating: Gas fired central heating

Energy Rating: N/A Listed building

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP18 9AL

Council Tax Band: G

Tenure: Freehold

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