

4 BLANES CLOSE

LONG CRENDON, BUCKINGHAMSHIRE HP18 9GD



HAMNETT
HAYWARD

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A stylish three bedroom semi-detached home constructed by the reputable house builder Rectory Homes and forming part of a quiet development of just five unique homes.

Completed just 16 years ago by this highly regarded builder, Blanes Close is a unique development of just five individual houses set back within a quiet setting whilst in walking distance of the many amenities this picturesque village has on offer, including the popular Primary school. This lovely home has been updated in more recent years to provide a modern and well equipped kitchen/breakfast room, with the addition of a separate utility room. Combining village charm with excellent connectivity, Long Crendon offers an ideal setting for family living, with [Haddenham & Thame Parkway](#) just a short drive away, providing swift access to [London Marylebone](#) in under 40 minutes.

Internally a spacious reception hall welcomes you into the home, providing access to the recently re-fitted kitchen, sitting /dining room, utility room and cloakroom. Of particular note is the superb kitchen/breakfast room, recently re-fitted with a range of shaker style units and granite work surfaces. Integrated appliances include a 'Neff' double oven, induction hob, fridge/ freezer, dishwasher and a 'Miele' coffee machine. A separate utility room offers a further range of fitted cupboard and drawer units with space and plumbing for a washing machine and tumble dryer. The sitting room is flooded with natural light and opens out to the garden through glazed doors, a lovely stone fireplace houses a real flame gas fire. To the first floor are three generous bedrooms, including a principal bedroom with en-suite shower room, two further bedrooms are served by a large family bathroom with a shower. All sanitary ware by 'Villeroy and Boch'

Externally the property is approached from a private road opening to an area of off street parking for two vehicles. A particular attribute of this lovely home is the wonderful rear garden, lovingly tended over the years and filled with many mature shrubs and specimen trees. A large paved terrace extends the whole width of the property providing a private position for entertaining and summer dining. A detached timber storage shed is located at the bottom of the garden.

In our opinion this is a wonderful opportunity to acquire a beautifully presented home with an immaculate garden, and no onward chain.

“A MOST ATTRACTIVE THREE BEDROOM VILLAGE HOME, FORMING PART OF A QUIET DEVELOPMENT OF JUST FIVE HOMES, WITHIN THE HIGHLY SOUGHT AFTER VILLAGE OF LONG CRENDON”



AT A GLANCE

- A stylish three bedroom home by Rectory homes
- Immaculate accommodation throughout including a recently re-fitted kitchen/breakfast room
- 18' open plan living/dining room opening directly to a beautiful garden
- Vacant possession with no onward chain
- Highly sought after Buckinghamshire village with good access to station for London Marylebone



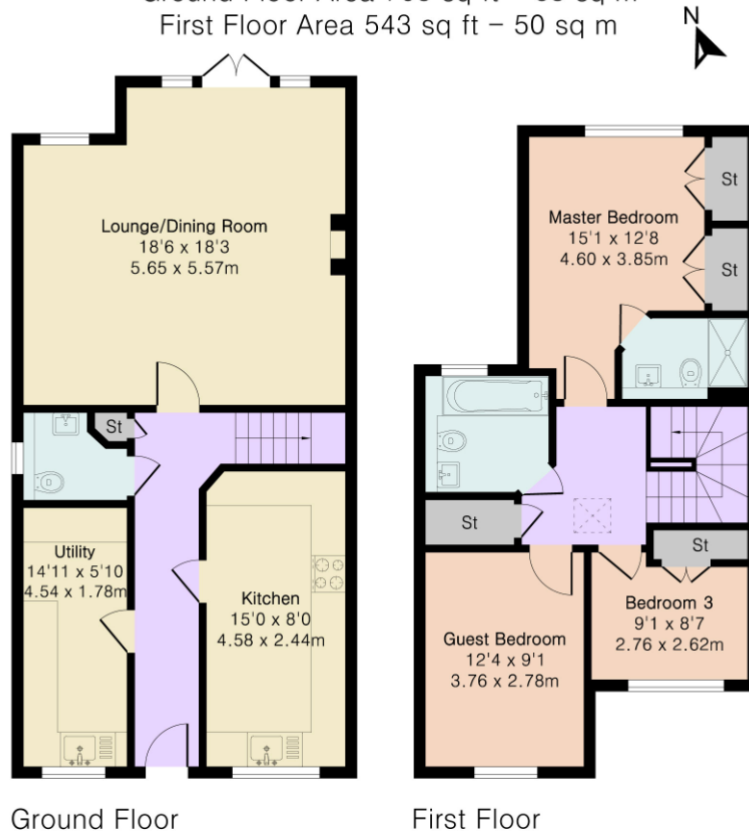
SUMMARY

- Entrance hall
- Cloakroom
- Recently replaced kitchen/breakfast room
- Well equipped kitchen with granite worksurfaces and a range of Neff & Miele integrated appliances
- Utility room
- 18' open plan living/dining room opening directly to rear garden
- Principal bedroom with en-suite shower room
- Two further bedrooms
- Family bathroom (all sanitary ware by Villeroy & Boch)
- Off street parking for two vehicles
- Mature rear garden offering an excellent degree of privacy
- Exclusive development of just five homes
- Highly sought after and picturesque village
- Vacant possession with no onward chain
- Dual catchment schooling for Lord Williams and Thame & Bucks Grammar
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- Internal accommodation extending to 1,248 sq.ft

Approximate Gross Internal Area 1248 sq ft - 115 sq m

Ground Floor Area 705 sq ft – 65 sq m

First Floor Area 543 sq ft – 50 sq m



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, Gas & Electricity

Heating: Gas fired central heating

Energy Rating: Band C - 78, potentially Band B - 82

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP18 9GD

Council Tax Band: E

Tenure: Freehold



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