

WELL COTTAGE

27 HIGH STREET, LONG CRENDON, BUCKINGHAMSHIRE HP18 9AL



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BUCKINGHAMSHIRE. HP18 9AL

A beautiful Grade II listed cottage set in outstanding formal gardens extending in excess of 100', located within the picturesque High Street of this highly reputable Buckinghamshire village

Well Cottage is the most delightful 17th century cottage, steeped in history and enjoying many original features. This beautiful 'Chocolate Box' cottage is a stunning Timber-frame with brick and plaster infill, with rubble stone base and lower gables under a thatched roof. Located within the picturesque High Street of this quintessential village, the property is wonderfully positioned within walking distance of the many amenities on offer, as well as delightful rural walks. Long Crendon is the most vibrant village, located close to the Chiltern Hills whilst within a short drive of Haddenham & Thame Parkway offering a comprehensive service into London Marylebone (under 40 minutes).

On entering the cottage the entrance hall provides access to all reception rooms and a number of original features include exposed beams. A lovely kitchen/breakfast room is located to the rear of the property fitted with classic shaker style cupboard and drawer units. Appliances including a Brittonia range with electric double oven and gas ring hob. The kitchen opens to a utility area and cloakroom with a door opening to the beautiful garden. Of particular note are the further two reception rooms, located overlooking the High Street to the front and both with fireplaces and exposed beams. The living room in particular has an impressive open fireplace and further views of the garden.

To the first floor are three bedrooms, the master extending to 15' and again enjoying a view of the High Street. The bathroom is fitted with a modern suite including a shower over bath.

Externally, a particular attribute of this lovely home are the beautifully tended gardens, the rear extending in excess of 100' and laid predominantly to lawn with a number of herbaceous borders. A terrace is located directly to the rear of the property offering complete privacy and attracting afternoon/evening sun, with a further terrace for entertaining. A detached garage is positioned to the rear with stairs rising to a home office/studio with a cloakroom

In our opinion Well Cottage offers a unique opportunity to acquire a delightful period cottage, located within a beautiful setting tucked away within the High Street and just a short stroll from the many amenities available within this stunning village.

“A COTTAGE TO DIE FOR” THIS STUNNING GRADE II LISTED COTTAGE IS ONE OF THE MOST RECOGNISABLE HOUSES WITHIN THE HIGH STREET, HAVING FEATURED WITHIN THE POPULAR TELEVISION SERIES - MIDSOMER MURDERS”



AT A GLANCE

- Stunning Grade II listed cottage located within the picturesque High Street of Long Crendon village
- Beautifully presented throughout with a wealth of original features
- The most breathtaking formal gardens, extending in excess of 100' to the rear
- One of the oldest and most recognisable homes on the High Street, featured in Midsomer murders
- Highly sought after village offering excellent connections to London Marylebone (under 40 mins)



SUMMARY

- Entrance hall
- Cloakroom
- Living room with stunning open fireplace
- Dining room with fireplace and wood block flooring
- Extended kitchen/breakfast room overlooking the stunning rear garden
- Utility room
- Three first floor bedrooms
- Bathroom
- 17' detached garage with office/studio above
- The most stunning manicured gardens, extending to 100' in length to the rear
- Picturesque village location within the highly regarded High Street
- A wealth of character and original features
- Within walking distance of the many amenities available
- Dual catchment schooling for Lord Williams and Thame & Bucks Grammar
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- Immaculate condition throughout

Well Cottage

Approximate Gross Internal Area
 Ground Floor = 70.5 sq m / 759 sq ft
 First Floor = 49.8 sq m / 536 sq ft
 Garage - Ground Floor = 14.2 sq m / 153 sq ft
 Garage - First Floor = 14.2 sq m / 153 sq ft
 Total = 148.7 sq m / 1,601 sq ft



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 and the well regarded Churchill Arms public house with it's delightful 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.

ADDITIONAL INFORMATION

- Services:** Mains water, gas & electricity
- Heating:** Gas fired central heating to radiators
- Listing:** Grade II. List entry 1213729
- Energy Rating:** Exempt
- Local Authority:** Buckinghamshire Council, Aylesbury area
- Postcode:** HP18 9AL
- Council Tax Band:** D
- Tenure:** Freehold

GUIDE PRICE **£875,000**