

6 WAINWRIGHTS

LONG CRENDON, BUCKINGHAMSHIRE HP18 9DT



HAMNETT
HAYWARD

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HIGH STREET, LONG CRENDON,
BUCKINGHAMSHIRE. HP18 9DT

A three/four bedroom cottage style home enjoying the most enviable position just off the highly sought after High Street, within Long Crendon village.

Wainwrights is a highly sought after development constructed during the 1980's to provide a small family friendly environment with a mix of three and four bedroom homes. Ideally placed, tucked away behind 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 on the doorstep. 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).

Internally this charming home is offered for sale in good condition whilst offering scope to re-configure the large kitchen/breakfast room and sitting room. Of particular note is the generous sitting room, extending to 23' in length with a large brick fireplace and a glazed door opening directly to the garden. The kitchen/breakfast room extends to an impressive 18' in length and again overlooks the rear garden. The kitchen cupboards are original but function well with integrated appliances including an electric oven and hob and ample space for further free standing appliances.

To the first floor are three generous bedrooms with built in wardrobes and a further fourth bedroom.study, all served by a large family bathroom .

Externally, parking is available directly to the front on Wainwrights, with a single garage located in a block. The rear garden is the most beautiful mature South-West facing offering a good degree of privacy and full of colour and mature shrubs. To the bottom of the garden is a personnel gate for access back to the front of the property.

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

A LOVELY COTTAGE STYLE HOME, IDEALLY POSITIONED JUST OFF THE PICTURESQUE HIGH STREET OF THIS QUINTESSENTIAL BUCKINGHAMSHIRE VILLAGE.



AT A GLANCE

- A unique cottage style home located off the picturesque High Street of Long Crendon village
- Three/four bedrooms, spacious open plan ground floor layout
- Generous 23' sitting room with brick fireplace
- Private 'South-West' facing garden offering a good degree of privacy
- Highly sought after village offering excellent connections to London Marylebone (under 40 mins)



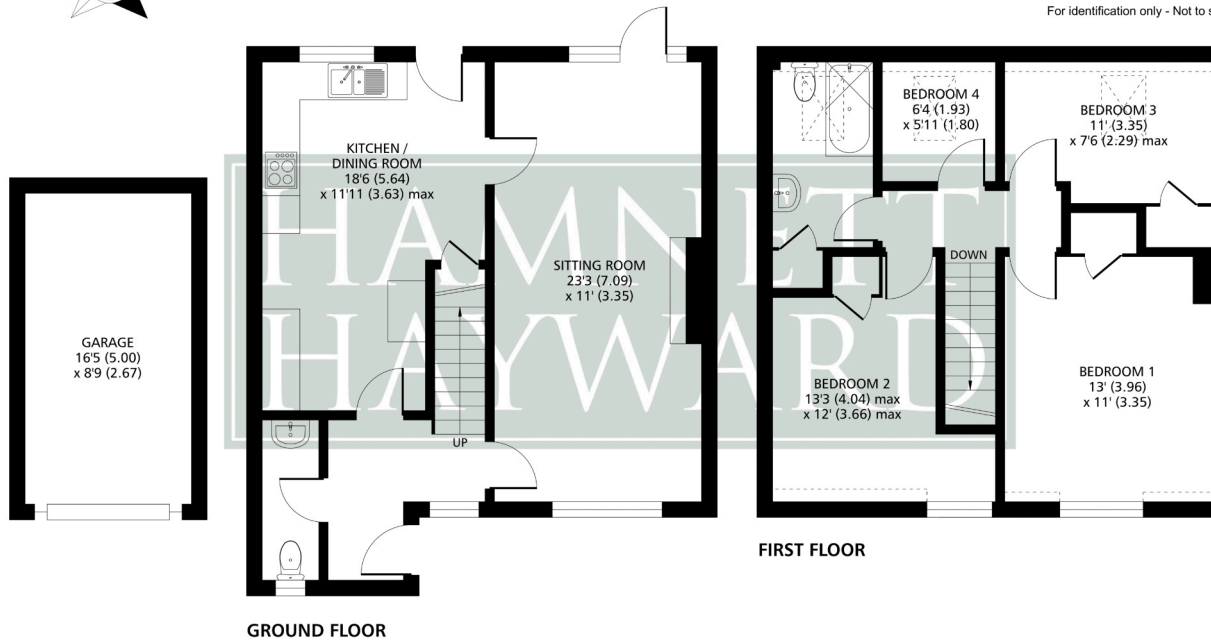
SUMMARY

- Entrance hall
- Cloakroom
- 18' open plan kitchen/dining room
- 23' Sitting room with fireplace
- Four bedrooms
- Study/bedroom four
- Generous family bathroom
- Picturesque village location tucked away off the highly regarded and picturesque High Street
- Single garage
- Private 'South-West' facing rear garden
- Within walking distance of the many amenities available in the village
- Dual catchment schooling for Lord Williams's, Thame & Buckinghamshire Grammar schools
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- Gas fired central heating with recently installed Gas fired boiler
- Vacant possession with no onward chain

Wainwrights, Long Crendon, Long Crendon, HP18

Approximate Area = 1100 sq ft / 102.1 sq m
Limited Use Area(s) = 20 sq ft / 1.8 sq m
Garage = 146 sq ft / 13.5 sq m
Total = 1266 sq ft / 117.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hamnett Hayward Ltd. REF: 1075413

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 its 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

Energy Rating: Currently D - 67, Potentially B - 86

Local Authority: Buckinghamshire Council, Aylesbury area

Postcode: HP18 9DT

Council Tax Band: E

Tenure: Freehold

GUIDE PRICE £535,000

**HAMNETT
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