

10 ELM TREES

LONG CRENDON, BUCKINGHAMHIRE HP18 9DF



HAMNETT
HAYWARD

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A four bedroom detached family home located within a quiet development set in beautiful mature gardens.

10 Elm Trees is a spacious four bedroom detached family home constructed from traditional brick elevations under a tiled roof, forming part of a popular residential development located in the heart of Long Crendon village, just a short walk from the reputable primary school.

On entering the property a spacious entrance hall provides access to all principle receptions which include a 20' living room with fireplace and a bright and airy open plan kitchen/dining room fitted with a range of Shaker style units and integrated appliances. In more recent years the property has been extended to now provide an additional ground floor reception/bedroom with double doors opening onto the garden. The extension also features a utility room, large larder cupboard and cloakroom which has potential to convert into a bathroom serving the ground floor bedroom.

On the first floor the property benefits four good sized bedrooms with built-in storage to the principle bedroom, all served by a modern shower room.

Outside 10 Elm Trees includes a large drive with parking for numerous vehicles and is set back from the road with gardens laid mainly to lawn.

To the rear and a particular feature of the property are the large secluded south westerly facing gardens. Laid mainly to lawn with a large terrace the gardens are enclosed by close boarded fence work and include well stocked borders.

10 Elms Trees offers scope to extend either over the existing garage or/and to the rear elevation subject to planning consent.

“A WONDERFUL MATURE FOUR BEDROOM DETACHED HOME ENJOYING A ‘FAMILY FRIENDLY’ ENVIRONMENT WITHIN A HIGHLY SOUGHT AFTER BUCKINGHAMSHIRE VILLAGE”



AT A GLANCE

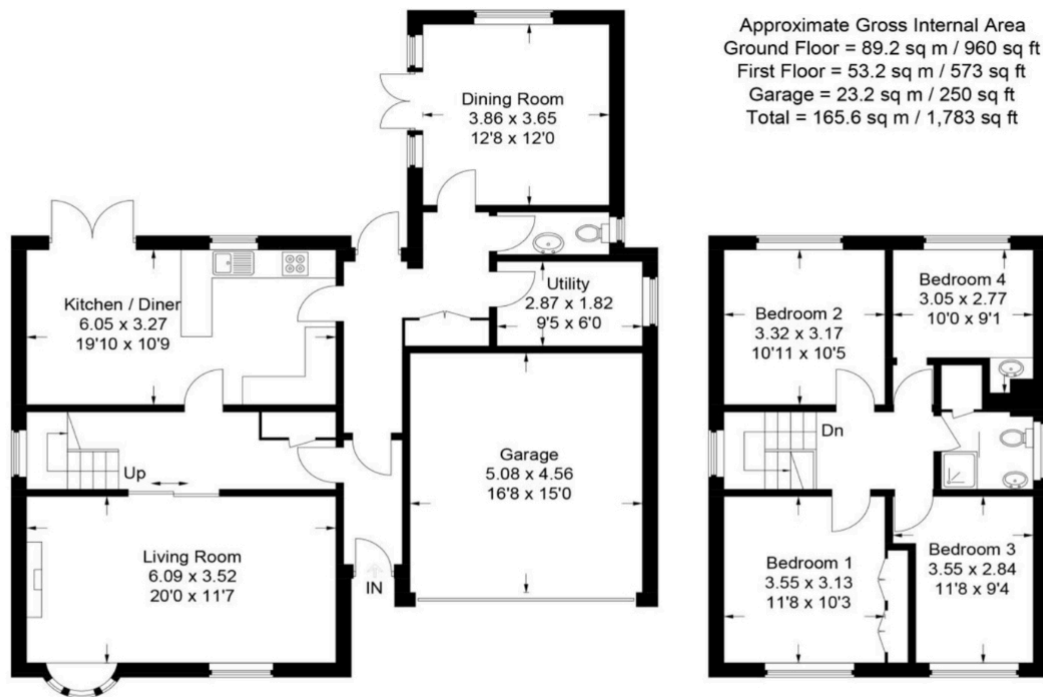
- A well maintained four bedroom family home with additional ground floor bedroom/reception
- Open plan kitchen/dining room with separate utility room
- 20' sitting room with fireplace
- Large south/westerly facing garden
- Highly sought after Buckinghamshire village with excellent connection to London Marylebone



SUMMARY

- Entrance hall
- Cloakroom
- Open plan kitchen/dining room
- Utility room
- Sitting room with fireplace
- Family room/ground floor bedroom
- Four bedrooms
- Modern shower room
- Substantial area of off street parking
- Double garage
- Large garden with terrace
- Potential to extend (subject to planning)
- Quiet 'family friendly' development
- Highly sought after village location
- Dual catchment schooling for Lord Williams Buckinghamshire Grammar schools
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway

NOT TO SCALE



**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, a number of public houses and a highly regarded 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 - 64 Potentially C - 80

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP18 9DF

Council Tax Band: G

Tenure: Freehold

GUIDE PRICE **£760,000**

**HAMNETT
HAYWARD**

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