



44 High Street Long Crendon, Buckinghamshire,
HP18 9DF

In Excess Of
£650,000

RB REASTON BROWN

A Charming Victorian Property With Exposed Period Features, Fully Fitted Kitchen, Three Bedrooms. The Highlight Is The Large Rear Garden. The Property Has An Annex With Separate Entrance, Garden View Windows And Its Own Toilet And Shower. This Annex Is Ideal For Senior Family Members Or For Teen Accommodation And Has Council Approval For Use As Professional Rooms.

44 High Street boasts a charming entrance hallway with original Victorian patterned tiled flooring leading to the Living/Dining room, which showcases exposed period features including beams and a red brick fireplace with a log burner. The property's character is enhanced upstairs by the solid wood flooring and latch doors. From the living room you come to a fully fitted kitchen with solid wood wall, base, and drawer units, integrated appliances, and access to the rear garden. The first floor offers three bedrooms with wooden floorboards, including a main bedroom with fitted cupboard and two other bedrooms with windows overlooking the beautiful rear garden. The bathroom includes a bathtub, shower, WC, hand basin, furnishings, a ladder towel rail, and neutral tiled walls and flooring. The property's highlight is the generous rear garden, spanning approximately thirty meters and lovingly planted with shrubs, trees, and a pond, as well as a kitchen garden, greenhouse, and various sheds for keeping chickens. This conservation area property includes off street parking for one car at the front, with storage in the old garage. A separate Annex, offering a separate utility room, shower room, and, an office/bedroom provides a wealth of opportunities. EPC rating: D, Council tax: F. The village is serviced by Gigaclear internet, providing faster broadband speeds.

Situation

Long Crendon is a highly desirable village on the borders of Oxfordshire and Buckinghamshire, two miles from the Market town of Thame. Long Crendon was originally called Creoda, a name dating back to Saxon times and benefits from a health centre, several shops, a film club, a tennis club, gastronomic pubs and restaurants, a recreation ground, a sought after primary school, preparatory school facilities available at Ashfold in nearby Dorton, a library, and various churches. The M40 is within easy travelling distance for access to London, Birmingham and the Northern networks. Nearby Haddenham and Thame railway station provides access to London Marylebone in approximately 37 minutes (fast train).

The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.







APPROX. GROSS INTERNAL FLOOR AREA 1253 SQ FT / 116 SQ M
44 HIGH STREET, LONG CRENDON, HP18 9AF

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



Viewing is Strictly by Appointment through Reaston Brown

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