



25 Chilton Road, Long Crendon,  
Buckinghamshire, HP18 9BU

Guide Price £895,000

**RB** REASTON BROWN

# A Substantial Five/Six-Bedroom Family Home Of Exceptional Proportions, Perfectly Positioned Within The Charming Buckinghamshire Village Of Long Crendon

From the main entrance, you're welcomed into a broad entrance hall featuring wooden floors, with doorways branching out to various parts of the home. The spacious living area benefits from dual aspect windows and gas fireplace, a sliding door grants access to the garden. Adjacent to the living space is a generously sized, well-lit dining room, also with a sliding exit to the garden. The contemporary kitchen-breakfast space is adorned with cream-toned, shaker-inspired cabinetry and laminate wood countertops, housing an array of built-in appliances such as a stainless steel double oven and stovetop, a fridge-freezer, and a dishwasher. Conveniently, there's a door from the kitchen leading directly to the garage, offering ease of access for groceries or other needs. Completing the ground floor is a versatile bedroom suite, presently serving as a home office and workout space. On the upper level, you'll discover five expansive bedrooms. The master suite comes complete with a dedicated ensuite bathroom. Of the remaining bedrooms, three offer the convenience of integrated storage, with an additional family bathroom present. Externally, the residence boasts a recessed position from the street, benefiting from a long drive that provides ample off-road parking. The garden, mostly covered in grass, features a newly built terrace, perfect for private outdoor gatherings. Ensuring privacy, this outdoor space is entirely fenced in and enjoys the warmth of a south-westerly direction.

EPC Rating: E. Council Tax Band: G

## Situation

**Long Crendon** is a picturesque village situated about two miles north of Thame steeped in history dating back to the Middle Ages although it came into prominence towards the end of the 16th Century with its needle making industry. The high street is bounded at one end by the impressive 14th Century grey limestone Church and National Trust medieval Courthouse, and at the other end by The Square.

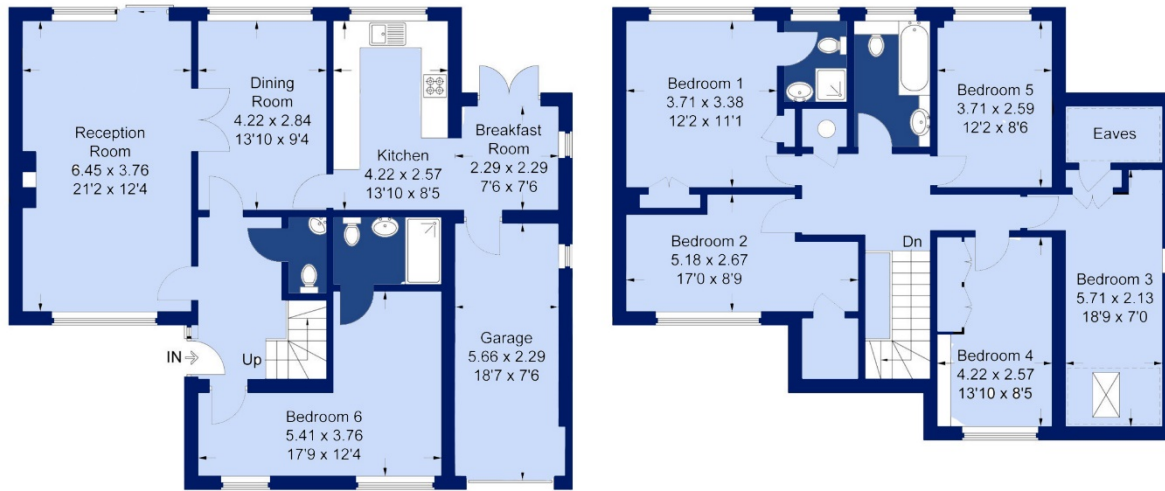
Long Crendon is small enough to offer a real sense of community yet large enough to sustain a wide range of amenities including a large recreation ground, several shops, a butchers, hairdressers, post office, GP surgery, dentist, library, sports, film and hobby clubs, as well as two country pubs and a sought-after primary school and preparatory school facilities available at Ashfold in nearby Dorton.

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 34 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 2028 Sq M (188.4 Sq M)

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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