



Bentley Cottage, 76 High Street  
Long Crendon, Buckinghamshire,  
HP18 9AL

Guide Price  
£950,000

**RB** REASTON BROWN



# A Characterful Grade II Listed Cottage, Benefiting From Three/Four Bedrooms, Three Reception Rooms, A Studio, Large Mature Garden, Situated In the High Street of This Sought After Buckinghamshire Village

Discover Refined Elegance in a Beautifully Crafted Listed Home. Embark on a journey through meticulously designed living spaces in this exquisite residence, seamlessly blending classic charm and modern convenience. The entrance hall, bathed in welcoming warmth, ushers you into a cosy lounge, where a fireplace and built-in shelving underline a sophisticated ambiance. Adjacent, the dining room stands as a testament to intimate gatherings, its French door and fireplace setting the stage for memorable meals. A thoughtful layout reveals a family room and a well-equipped kitchen, offering a perfect balance of functionality and style, with a pantry and garden access enhancing its appeal. Ascending to the dwelling's upper floor, three bedrooms each narrate a tale of tranquil repose, while a luxuriously appointed bathroom, showcasing a standing bath and tiled shower, promises indulgent relaxation. Outside, a multifunctional studio offers varied spaces, including an extra guest bedroom and an office, each adorned with thoughtful detailing like underfloor heating and well-placed windows, extending the home's versatility. The rear garden, a symphony of lawns, patio, and vibrant beds, completes the tableau, offering a private retreat into nature's soothing embrace. This property also offers the chance to live in a country village community with easy access to London via road and rail links.

Council Tax F

## 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 Crendon name dating back to Saxon times. The village benefits from a health centre, several shops, a film club, a tennis club, a library, various churches gastronomic pubs and restaurants, a recreation ground, 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 37 minutes (fast train).

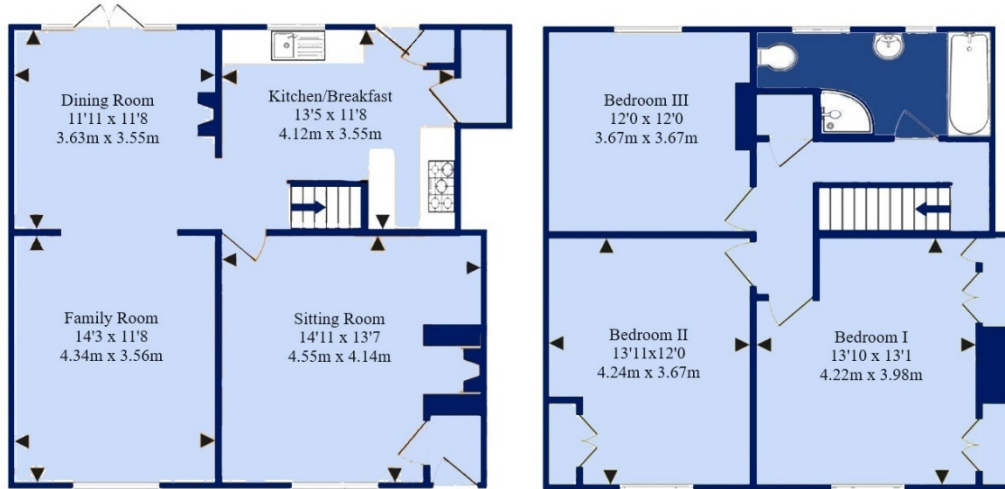
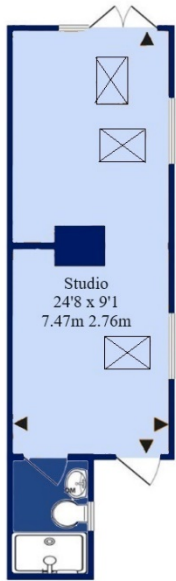
*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor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











Approx. Gross Internal Floor Area 1858 Sq Ft (172.65 Sq M)

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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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