



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

The Old School House, 3 High Street, Long Crendon, HP18 9AF



The Old School House is a fantastic, Victorian detached home in the extremely popular village of Long Crendon. Set back from the road on the picturesque High Street, the property has an imposing charm with plenty of space to reconfigure and make the home your own. Long Crendon is just a few miles from the bustling market town of Thame and just over 5 minutes drive to the station at Haddenham, where fast trains will take you into London in just over half an hour. Long Crendon itself has a sought after village school, a selection of small local shops and pubs and is surrounded by some lovely countryside.

The Old School House is, as its name suggests, formerly the residence of the headteacher of the village school but today sits adjacent to the village hall and library. Set behind a stone wall, the property has an attractive facade with red brick detailing on the traditional pitched roof. The High Street in Long Crendon is a particularly desirable location within the village, featuring an eclectic mix of medieval thatched properties, 20th century homes and everything in between.

Bedrooms 3 | Bathrooms 2 | Receptions 4 | EPC F



The approach to the property is through the main garden area at the front - an attractive, good sized lawned space with mature hedging and cottage style planting. The property itself benefits from the high ceilings you would hope to find in a house of this era, with a large sitting room to the front and a separate dining room. The property also benefits from a breakfast room, which is adjacent to the kitchen. The kitchen itself is neat, tidy and functional. There is also a large conservatory on the ground floor with a tiled floor and views out onto the garden.

Upstairs, there are three very good sized bedrooms, all with high ceilings and one with an original feature fireplace, as well as a family bathroom. The property is light and bright and has a spacious feel throughout.

This property puts you right at the heart of this popular village since at the rear, you'll find the village recreation ground - a lovely green open space which is still home to the local bowls club and tennis courts.

Detached homes in this location are extremely sought after, and ones on the historic High Street even more so. The Old School House is a wonderful opportunity to buy a character home with high ceilings in the heart of this popular village.

SERVICES: Gas Central heating, mains water and drainage.

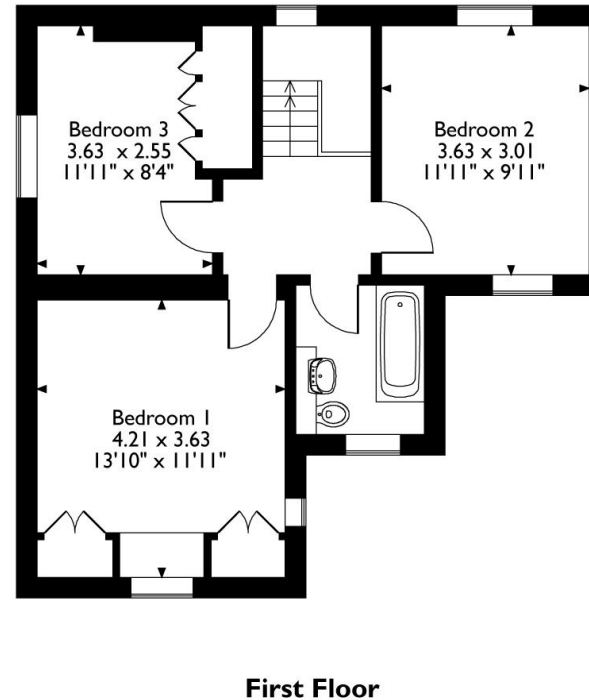
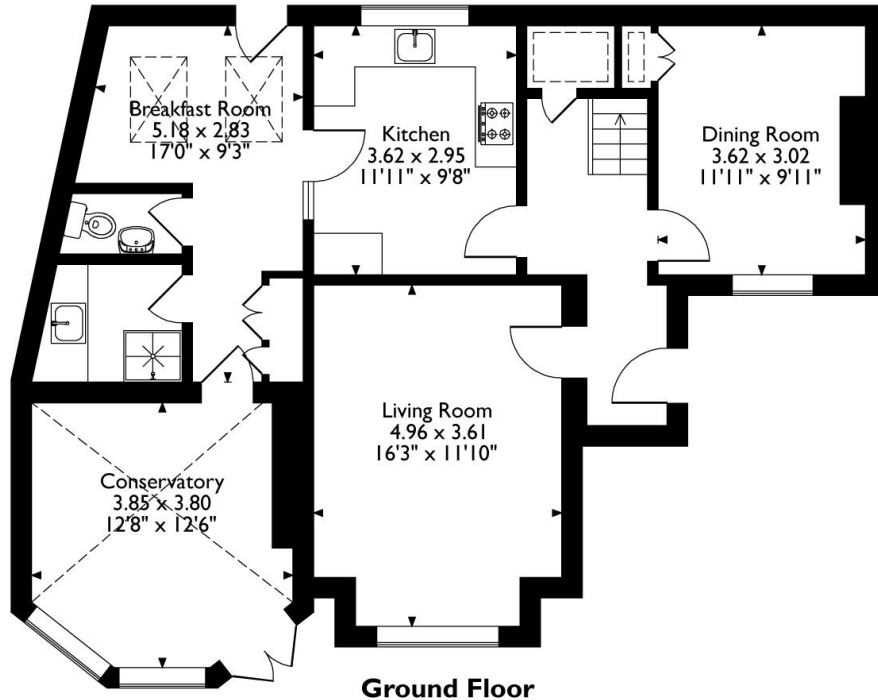
COUNCIL TAXBAND: G

AYLESBURY VALE COUNTY COUNCIL



The Old School House, 3 High Street, Long Crendon, Aylesbury

Approximate Gross Internal Area 134 Sq M / 1442 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	34	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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 RIC's 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 Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

