



Seaton Cottage, 24 High Street,  
Long Crendon, Buckinghamshire  
HP18 9AF

Offers in Excess of  
£900,000

**RB** REASTON BROWN

**Situated In The Beautiful Village Of Long Crendon, Buckinghamshire A Detached Four Bedroom Property with Ensuite Shower and Family Bathroom, Four Reception Rooms, Utility Room, A Beautiful Rear Garden With Landscaped Flowerbeds with Double Garage and Private Parking.**

Nestled in between the bright and colourful garden awaits a four-bedroom home. On entering the property, you are welcomed into a bright and airy hallway, to which you'll find the study to the right-hand side, decorated in a similarly neutral style and featuring a front aspect. Leading off the hallway is the kitchen, which boasts of solid wood cupboards, an induction hob, granite worktop, a ceramic white sink with a built-in waste disposal and built in appliances, including a microwave, oven, fridge, and dishwasher. Leading off the kitchen is the spacious living/dining room. The Living room is flooded with lots of natural light, thanks to the large dual aspect windows. The room is complemented by the decorative brick wall with gas fire and oak beam. The double doors from the front room lead to a bright and inviting summer room, offering beautiful views of the spacious landscaped garden. The summer room is equipped with shades and a fan and showcases charming exposed red brickwork and terracotta tiles. Another set of double doors from the summer room opens on to a generous patio area.

The master bedroom, situated at the rear of the house, is tastefully decorated in neutral tones, and enjoys a peaceful view of the garden. The master bedroom also comprises of built-in cupboard space and ensuite shower room. Bedroom two is a spacious double room with a front aspect, providing plenty of natural light, it comes with a double wardrobe for ample storage. Bedroom three benefits from a rear view. The fourth bedroom is a comfortable single room with fitted wardrobes with rear view. The family bathroom is bright and features cream decorative tiling, a standalone pedestal bath with brass fixings, and an up and over shower. It also includes a corner heritage sink with a marble top.

The property boasts of a double garage with an electric door and an electric charging point. The large garden has mature plantings, such as roses, ferns, and hydrangeas, and a spacious patio area perfect for enjoying the sun. Iron railings surround a charming feature pond. The decorative brickwork adds a touch of elegance to the outdoor space. Through the hidden archway that leads to the Secret Garden, which offers a private sanctuary ideal for gardening, potting, and includes a greenhouse and a kitchen garden area. The property also offers off-road parking.

It has an EPC rating of C and falls under Council Tax G.

### Situation

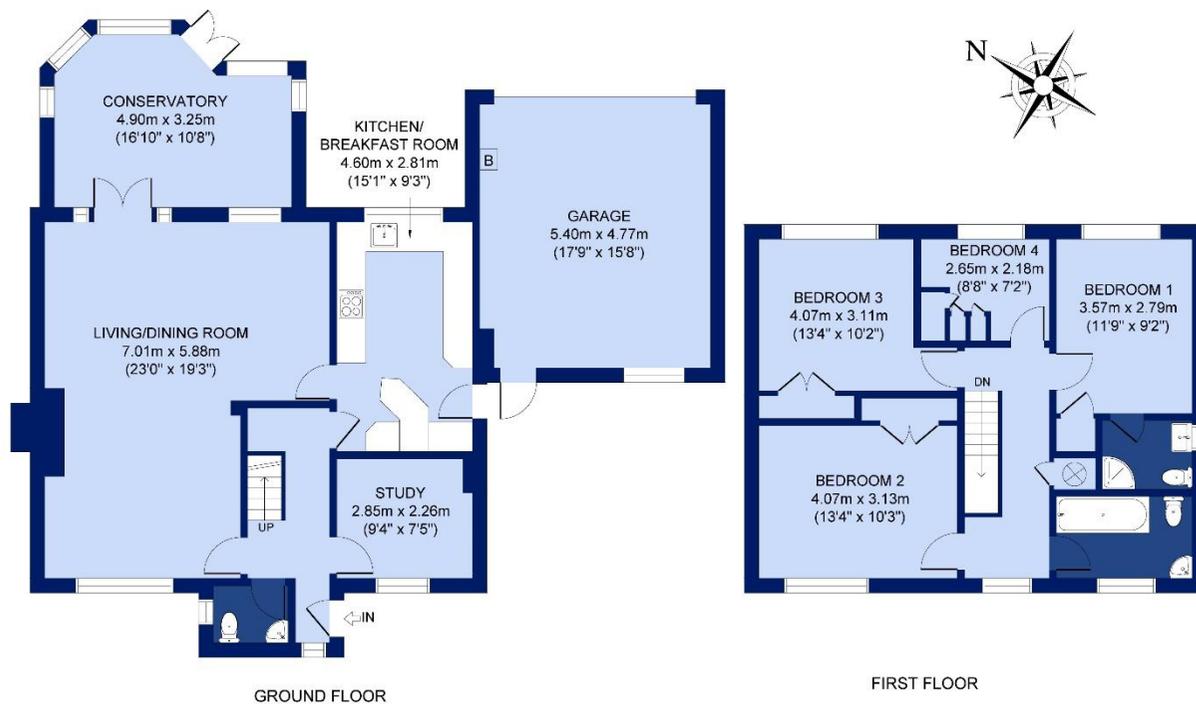
**Long Crendon** is a highly desirable village on the borders of Oxfordshire and Buckinghamshire, two miles from the Market town of Thame. Long Crendon was originally called Crendon name dating back to Saxon times. The village benefits from a health centre, several shops, a film club, a tennis club, 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 1862 SQ FT / 173 SQ M  
SEATON COTTAGE, 24 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 Reaaston Brown*

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