



Rose Cottage, 11 Burt's Lane, Long Crendon,
Oxfordshire,
HP18 9AJ

Guide Price of £550,000

RB REASTON BROWN

Rose Cottage Is A Delightful Period Two/Three Bedroom* Cottage, Situated On A Quiet Road In The Sought After Village Of Long Crendon. Dating Back Originally To The XVIII Century The Cottage Is Constructed Of Attractive 'Wychert' Elevations Under A Clay Tiled Roof With Pretty Timber Windows.

Rose Cottage- On entering the property through the kitchen, as one would expect to find in a property of this age there are many exposed and revealed period features. The kitchen is well equipped with fitted cream cupboards, finished with solid wood surfaces, Butlers sink and freestanding Stove double oven. The floor is laid to slate which leads through to a cosy living space with character exposed mellow red brick fire place with log burner, painted beams, double doors opening onto the private elevated front garden. The downstairs space also benefits from a Cloakroom with white suite comprising; WC and hand basin, fully tiled slate floor. The main staircase rises from the inner walkway; the first floor is home to the two bedrooms. Both bedrooms are of good size one with window to front and rear aspect, Bedroom two with window to front aspect. The bathroom with bath tub, shower, WC, hand basin, fitted with Lefray Brooks furnishings is laid with neutral tiled walls and flooring. From the landing you can access a further staircase, which takes you up to the converted attic, which provides a versatile space which could be used as office/ storage space which then leads into the third bedroom*. Outside, the property is located in an elevated position with private front garden enjoying a sunny aspect. The property has bought a rear garden, but has not made a breakthrough from the sitting room. EPC: D Council Tax: C *Unclear if bedroom three complies or requires building regs.

Please see the potential doorway highlighted in yellow -STPP

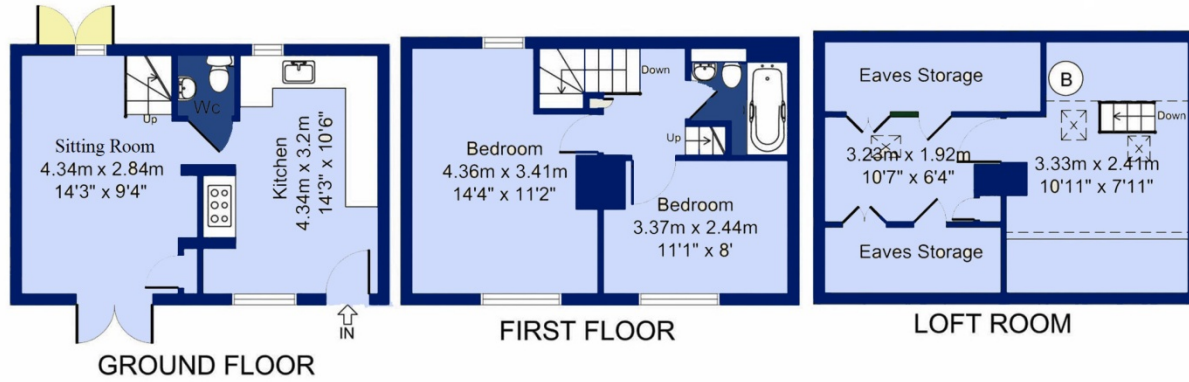
Situation

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 969 Sq Ft (90 Sq M)

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All measurements of walls, doors, windows, fittings 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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