

# 25 WAINWRIGHTS

LONG CRENDON, BUCKINGHAMSHIRE HP18 9DT



HAMNETT  
HAYWARD

# 25 WAINWRIGHTS

LONG CRENDON, BUCKINGHAMSHIRE. HP18 9DT

**A beautifully presented three bedroom village home, located within this idyllic setting close to open countryside with outstanding views.**

This superb development at Mortimer Fields offers the epitome of elegance and charm with just 19 individual plots each carefully designed with attractive exteriors. This stylish 'cottage style' home is constructed of traditional brick elevations and a rendered facade, finished with heritage green windows and a barn style garage with black weather boarding. Located on the fringe of this picturesque village, the development is ideally positioned adjoining stunning open space for rural dog walks and breathtaking views extend as far as the Chiltern Hills, whilst the quintessential High street and its beautiful period charm is just a short stroll at the end of the road. For the commuter, Haddenham & Thame Parkway is just a short drive offering a comprehensive service into London Marylebone (under 40 minutes) and oxford station.

The ground floor enjoys a large open plan 17' sitting/dining room with a generous glazed section and double doors to the garden, flooding the room with natural light. Particular mention is made of the well equipped kitchen, with space for a table and fitted with a range of Bosch appliances including an electric oven, gas hob, extractor hood, dishwasher, fridge/freezer and washing machine. The property also offers excellent potential to extend into the adjoining garage to create an additional reception room, a conversion that has been successfully undertaken by neighbouring properties.

The first floor offers three bedrooms, including a principal bedroom with fitted wardrobes and an en-suite shower room. Two further bedrooms are served by a well appointed family bathroom.

Outside, the property benefits from off-street parking to the front, with a block-paved driveway leading to the garage. The remainder of the frontage is attractively planted, and gated side access leads through to the rear garden. To the rear, a private south-westerly facing garden is predominantly laid to lawn, with sleeper borders subtly dividing a generous terrace. Immediately to the rear of the property is a spacious paved terrace, providing an ideal setting for entertaining and 'al-fresco' dining.

This wonderful home offers a unique opportunity for contemporary living within fabulous gardens, tucked away for privacy whilst close to amenities.

**"VILLAGE LIFE AT ITS BEST, ENJOY CONTEMPORARY LIVING IN A PEACEFUL SETTING WITH STUNNING VIEWS OVER COUNTRYSIDE AND JUST A SHORT STROLL FROM THE QUINTESSENTIAL HIGH STREET."**



## AT A GLANCE

- A truly stunning 'cottage style' contemporary home located within a picturesque village setting
- Stylish accommodation throughout including a generous open plan sitting/dining room
- Well equipped kitchen with a range of integrated Bosch appliances
- Boasting a double plot, landscaped garden to the rear, offering a wonderful entertaining space
- Picturesque Buckinghamshire village offering excellent connections to London Marylebone



## SUMMARY

- Entrance hall
- Cloakroom
- Well equipped kitchen with a range of Integrated Bosch appliances and Quartz work surfaces
- 17' open plan sitting/dining room
- Principal bedroom with en-suite shower room
- Two further bedrooms
- Well appointed family bathroom
- Off street parking to the front
- 19' barn style garaging (adjoining the property)
- Enclosed rear garden offering a good degree of privacy and a sunny South-Westerly aspect
- Gated side access
- A stunning 'cottage style' contemporary home enjoying a stunning setting with rural walks and an open green.
- Within a short stroll of the picturesque and highly sought after High Street location
- Dual catchment schooling for Lord Williams and Thame & Bucks Grammar
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- Exceptional standards throughout
- Gas under floor heating
- Energy rating B
- Scope to extend into adjoining garage and create additional reception room



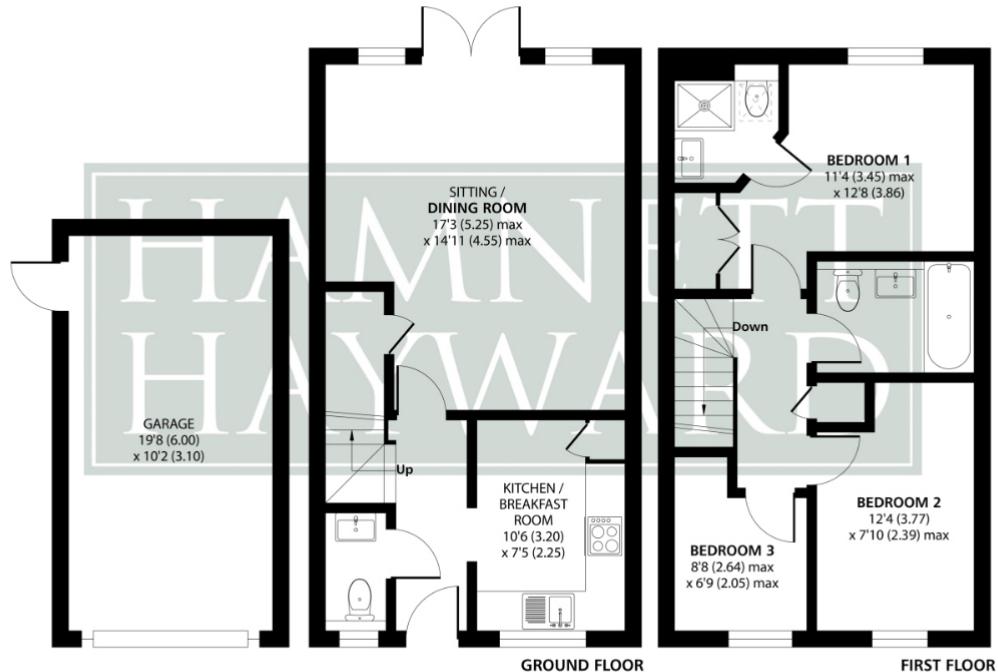
## Wainwrights, Long Crendon, Aylesbury, HP18

Approximate Area = 842 sq ft / 78.2 sq m

Garage = 200 sq ft / 18.5 sq m

Total = 1042 sq ft / 96.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hamnett Hayward Ltd. REF: 1290761

## LOCATION

LONG CRENDON boasts an unrivalled array of beautiful character properties spanning many centuries. Its long meandering High street is bound at one end by an impressive 14th Century grey limestone Church and set amongst a picturesque mixture of colour washed houses and cottages, mostly of the 17th Century. The remainder of Long Crendon consists of a pleasant mix of both period and contemporary property and enjoys many amenities. The attractive village square offers a good range of facilities including a post office, a butchers, general stores, the village coffee shop and a hair dressers. A further range of facilities are located at Long Crendon Manor stables including a cafe and farm shop. Sports clubs are prominent within the village including a tennis & bowls club, Football for all ages and a cricket club. The village have two public houses, including The Churchill Arms and it's highly regarded Thai restaurant. For schooling, the village has an excellent primary school, feeding into both the reputable Lord Williams comprehensive school in Thame and the Aylesbury Grammar Schools. A number of good private schools are also situated close by including Ashfold preparatory school.

## ADDITIONAL INFORMATION

**Services:** Mains water, Gas & Electricity.

**Heating:** Underfloor to ground floor, radiators to first floor

**Energy rating:** Currently B - 84, Potentially A - 96

**Local Authority:** Buckinghamshire Council, Aylesbury area

**Postcode:** HP18 9DT

**Council Tax Band:** D

**Tenure:** Freehold

GUIDE PRICE £549,950



HAMNETT HAYWARD

42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: thame@hamnethayward.co.uk