

3 WALNUT CLOSE

LONG CRENDON, BUCKINGHAMSHIRE. HP18 9DD



HAMNETT
HAYWARD

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An immaculate three bedroom village home enjoying a peaceful setting around a small, private green all within this picturesque Buckinghamshire village.

Set within an enviably quiet and exclusive enclave of just eight individual homes, this beautifully presented property has been thoughtfully updated throughout to create a stylish and welcoming residence, offering approximately 904 sq. ft. of well-proportioned accommodation. The home occupies a particularly desirable position within this highly sought-after Buckinghamshire village, renowned for its wealth of amenities and independent boutiques, while also benefiting from excellent connectivity. Haddenham & Thame Parkway is just a short drive away, providing a fast and frequent rail service to London Marylebone in as little as 36 minutes.

The internal accommodation, arranged over two floors, has been thoughtfully designed to maximise light and space. The sitting room, positioned to the front, is a bright and inviting space, offering relaxing views over the communal green. At the heart of the home lies a superb 16' open-plan kitchen and dining area, recently updated to an exacting standard.

Fitted with a contemporary range of cupboards and drawers, the kitchen features integrated appliances including an electric oven, microwave, gas hob, and fridge/freezer, and flows seamlessly into the dining area, creating a perfect space for family gatherings or entertaining guests. Upstairs, the property offers three generously proportioned bedrooms. The principal bedroom benefits from built-in wardrobes and a sleek en-suite shower room, while the remaining two bedrooms are served by a modern family bathroom, designed with both style and practicality in mind.

Externally, the home enjoys a private, low-maintenance garden to the rear, providing a peaceful outdoor retreat, and a single garage adds convenience and additional storage. This property offers a rare opportunity to acquire a stylish, move-in-ready home in an enviable village location, combining a contemporary lifestyle with the charm and community spirit of village living.

“THE PERFECT VILLAGE HOME, FORMING PART OF A SMALL DEVELOPMENT CAREFULLY POSITIONED AROUND AN OPEN GREEN - ALL WITHIN THE HEART OF A HIGHLY SOUGHT AFTER BUCKINGHAMSHIRE VILLAGE”



AT A GLANCE

- A lovely three bedroom home offering beautifully presented internal accommodation
- 16' open plan kitchen/dining room
- Lovely sitting room overlooking open green to the front
- Private 'low-maintenance' garden with further communal gardens and private garage
- Highly sought after Buckinghamshire village with excellent connection to London Marylebone



SUMMARY

- Entrance hall
- Cloakroom
- Sitting room
- 16' kitchen/dining room
- Well equipped kitchen with a range of integrated appliances
- 12' Principal bedroom with en-suite shower room
- Two further bedrooms
- Bathroom
- 16' garage
- Private 'low-maintenance' garden
- Stunning communal gardens
- Quiet 'family friendly' development of just eight homes
- Highly sought after village location
- Within a short walk of the village Primary school
- Accommodation extending to 904 sq.ft
- Vacant possession with no onward chain
- Dual catchment schooling for Lord Williams's and Aylesbury Grammar schools
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway

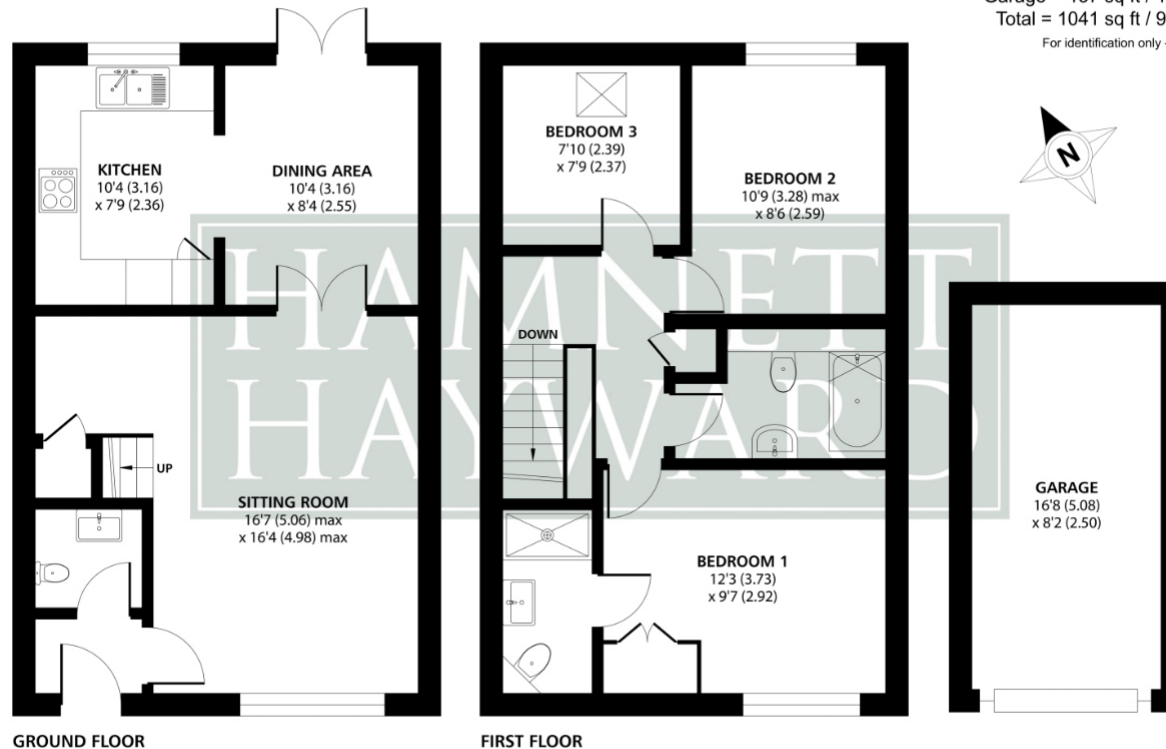
Walnut Close, Long Crendon, HP18

Approximate Area = 904 sq ft / 84 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 1041 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). © nrichcom 2025. Produced for Hamnett Hayward Ltd. REF: 1389277

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 a good range of facilities including post office, butchers, general stores, a coffee shop, numerous sporting clubs including tennis and cricket, churches catering for all denominations. The Churchill Arms is a popular public house with a highly regarded Thai restaurant, The Eight Bells also offers a new menu and excellent local beers. 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 and Stowe school. For the commuter the M40 motorway is within just seven miles, connecting to London & Birmingham and a railway station is located at nearby Haddenham & Thame Parkway for a comprehensive service into London Marylebone (under 40 minutes)

ADDITIONAL INFORMATION

Services: Mains water, Gas & Electricity

Heating: Gas fired central heating

Energy Rating: Currently C - 72, potentially B - 86

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP18 9DD

Council Tax Band: E

Tenure: Freehold

Man. Co -

GUIDE PRICE £485,000

**HAMNETT
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