

WYCOMBE'S

66a BICESTER ROAD, LONG CRENDON, BUCKINGHAMSHIRE HP18 9EF



HAMNETT
HAYWARD

WYCOMBE'S

66A BICESTER ROAD, LONG CRENDON
BUCKINGHAMSHIRE. HP18 9EF

The most stunning setting on the edge of this highly sought after village, an opportunity to design and construct your forever home, all within a secluded plot and beautiful gardens in excess of half an acre.

Originally constructed in the 1960's, Wycombe's is a timber framed Colt House enjoying spacious and light accommodation extending to 2,242 sq.ft. Positioned at the rear of the wonderfully secluded plot, the property enjoys a beautiful outlook over the mature grounds and distant views over rural countryside. Internally the property offers well presented accommodation over two floors and is currently sub-divided to the first floor to create a self-contained annexe with private external access and staircase. With a private plot extending in excess of half an acre, Wycombe's also offers scope to re-design and construct a substantial residence or potentially multiple plots (subject to planning). With the station in easy reach, this is the perfect retreat for the commuter (London Marylebone in under 40 minutes).

Internally, an entrance hall provides access to all ground floor accommodation and a shower room. Of particular note is the generous sitting room extending to 21' in length with a brick fireplace housing a gas flame stove. This light and airy room is flooded with natural light and enjoys views of the garden. The kitchen/breakfast room is fitted with a range of shaker style cupboard and drawer units with a corresponding island unit. Integrated appliances include an electric double oven, hob and extractor hood. The kitchen opens into a conservatory, currently used as a dining area. A large utility/boot room is positioned off the kitchen, with further space for appliances and a gardeners WC. To the first floor are four bedrooms, the principal bedroom extends to 19' and has a lovely outlook to the front and a shower room. Three further bedrooms and a shower room complete the first floor which is currently sub-divided to provide separate annexe potential.

Outside, the property is approached via a single track lane within Lower end, extending into a substantial private driveway, sweeping to a large area of off street parking. Directly to the rear of the house is a private lawned area enclosed with mature trees. To the front of Wycombe's is the most beautiful mature garden, offering complete seclusion and a sunny aspect. The garden is full of attractive herbaceous borders and a variety of mature trees and shrubs, throughout. The property also features a private terrace for entertaining, overlooking a small garden pond.

"A UNIQUE FOUR BEDROOM DETACHED VILLAGE HOME, OFFERING SCOPE TO RE-DESIGN YOUR FOREVER HOME. OCCUPYING THE MOST PICTURESQUE AND TRANQUIL SETTING WITHIN MATURE GROUNDS IN EXCESS OF HALF AN ACRE "



AT A GLANCE

- An individual four bedroom detached family home occupying the most stunning location
- Substantial plot extending in excess of 0.5 acres, offering beautiful secluded gardens
- Internal accommodation extending to 2,242 sq.ft
- Substantial sweeping driveway offering extensive parking and turning, with 15' garage
- Scope to design and construct a substantial village home (subject to planning)
- Excellent access to station for London Marylebone (under 40 minutes)



SUMMARY

- Entrance hall
 - Ground floor shower room
 - 21' Sitting room with fireplace
 - Dining room
 - Kitchen/breakfast room opening to;
 - Conservatory
 - Generous utility/boot room with gardeners WC
 - Principal bedroom with en-suite shower room
 - Three further bedrooms
 - Shower room
 - (First floor is currently sub-divided for annexe with private external entrance)
-
- Extensive driveway offering substantial area of off street parking
 - 15' garage
 - The most beautiful landscaped gardens
 - Mature plot extending in excess of 0.5 acres
 - Scope to design and construct a substantial village home, subject to necessary planning consents
-
- Highly sought after location on the fringe of a picturesque Buckinghamshire village
 - Distant views over countryside
 - Excellent facilities within the village
 - Dual catchment schooling for Lord Williams and Thame & Bucks Grammar
 - London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
 - Please note, the property is a timber framed Colt House with insulated shingle roof. Mortgage advice should be checked in advance

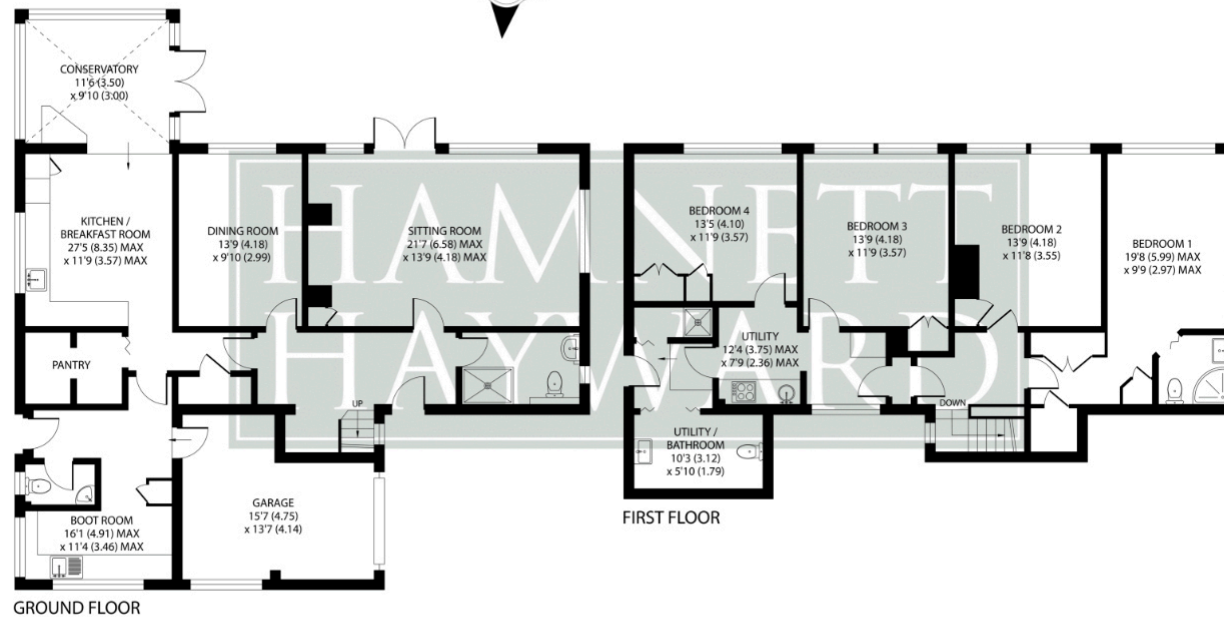
Bicester Road, Long Crendon, HP18

Approximate Area = 2242 sq ft / 208.2 sq m

Garage = 169 sq ft / 15.7 sq m

Total = 2411 sq ft / 223.9 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). © nitchecom 2025. Produced for Hamnett Hayward Ltd. REF: 1284655

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 for a comprehensive service into London Marylebone (under 40 minutes)

ADDITIONAL INFORMATION

Services: Mains water, Gas & Electricity

Heating: Gas fired central heating

Energy Rating: Band D - 66, Potentially Band C- 75

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP18 9EF

Council Tax Band: F

Tenure: Freehold

GUIDE PRICE £1,050,000



HAMNETT HAYWARD

42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: thame@hamnetthayward.co.uk