

# WINDMILL HOUSE

1 A OLD WINDMILL WAY, LONG CRENDON, BUCKINGHAMSHIRE



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1A OLD WINDMILL LANE, LONG CRENDON, BUCKS

**Windmill House is a beautifully presented four/five bedroom, three bathroom, detached family home in a quiet no through road in the highly sought after village of Long Crendon. It now offers the best of contemporary living, that is ideal for the growing family and is presented in good condition throughout and benefits from a large and private garden.**

Originally constructed in the 1990's, the property offers versatile living space and consists of a large dining hall with solid wood flooring and patio doors onto the large paved sun terrace. The sitting room which is dual aspect has a feature fireplace also with patio doors onto the sun terrace. The large kitchen/diner has integrated appliances, ceramic tiled flooring and a good range of base and wall units. There is a stable door leading onto the garden as well as a walk in pantry. The property also benefits from a wet room and bedroom 5/study downstairs integrated to the garage.

Upstairs, the property has four further bedrooms, with the master bedroom benefitting from a generous en-suite with double shower and fitted wardrobes. The remaining three bedrooms are all generously proportioned and the family bathroom has a bath with shower above.

Outside, the property has ample off road parking and gated access to the rear garden which is well stocked and maintained with lawned area and a large, paved terrace providing plenty of space for entertaining. The garden has a south westerly aspect and enjoys a great deal of sunshine from mid morning throughout the day.

Windmill House is ideally located being just a short walk from the excellent primary school and offers the buyer the opportunity to acquire a larger than average family home in the heart of Long Crendon. Haddenham and Thame parkway station is close by with excellent rail access to London Marylebone and Oxford and beyond.

‘BRIGHT, FAMILY FRIENDLY AND WITH VERSATILE LIVING ACCOMMODATION’



## IN BRIEF

- Versatile 4/5 detached family home in a quiet no through road in Long Crendon.
- Three bathrooms including downstairs wet room
- Highly regarded village with easy access to Thame and public transport links
- Large and mature garden with ample entertaining space



## OVERVIEW

- Four/Five bedroom detached home
- Master bedroom with ensuite
- Two/three reception rooms including dining hall
- Driveway parking for up to 3 cars as well as integrated garage
- Downstairs wet room as well as two further bathrooms
- Big sit in kitchen/diner with walk in pantry
- Quiet setting in highly sought after location
- Generous mature garden with excellent degree of privacy
- Good condition throughout

**GUIDE PRICE**

**£749,950**

## SUPPLEMENTARY INFORMATION

**Services:** Mains water, gas drainage, and electricity

**Heating:** Gas fired boiler to wet radiator system

**Local Authority:** Aylesbury Vale District Council

**Council Tax Band:** G

Energy rating: Currently D (58) Potential B (82)

**Broadband Speed:** Standard - Up to 17Mb, Fibre - Up to 76Mb



**APPROXIMATE GROSS INTERNAL AREA = 170.6 SQ M / 1836 SQ FT  
(INCLUDING GARAGE)**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

## LOCATION

Rich in history and teeming with village life, Long Crendon offers beautiful Buckinghamshire countryside and an abundance of picturesque and varied period as well as contemporary properties. There is an impressive 14th Century grey limestone Church at one end of the High Street which is populated with mostly 17th Century cottages. The village enjoys excellent facilities including a post office, butchers, general stores, coffee shop, a variety of churches, a number of public houses and a highly regarded restaurant.

**Schools:** The village has an excellent primary school, feeding into both the reputable Lord Williams comprehensive school in Thame and Aylesbury Grammar School. A number of good private schools are also situated close by.

**Commuting:** The M40 (junction 6) is approx. 6 miles and a railway service into London Marylebone via the Chiltern line is located in nearby Haddenham and Thame Parkway, connecting you to the capital in just 37 minutes

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