

8 EASINGTON TERRACE

LONG CRENDON, BUCKINGHAMSHIRE HP18 9EY



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Situated in the idyllic hamlet of Easington, and close to the sought-after historic village of Long Crendon, this charming 19th-century cottage has stunning hilltop views overlooking farmland and open countryside.

This is a unique opportunity to acquire a three double bedroom end of terrace cottage with planning permission to extend and convert into two separate cottages if desired. Planning application 17/01345/APP.

The current property is a deceptively spacious three bedroom home with exposed beam ceilings and a large inglenook fireplace in the dining room which is open plan to the well appointed kitchen with butler sink, wall and floor units and views over the courtyard and fields beyond.

The sitting room has dual aspect windows to both the front and side of the property and a fireplace. There is also a downstairs cloakroom.

Upstairs the property has a master bedroom with a range of fitted wardrobes and views overlooking fields. There are 2 further bedrooms and a large family bathroom.

Outside, there is a courtyard and garden to the side with a detached garage with loft and parking space for one car as well as off road parking to the front of the home.

The cottage is just a few doors from the Mole and Chicken - a wonderful country pub and restaurant with cosy log fires, al fresco dining and five beautiful B&B rooms.

‘CHARMING AND BEAUTIFULLY PRESENTED PERIOD COTTAGE’



IN BRIEF

- Beautifully appointed, characterful, three bedroom, 19th-century cottage
- Idyllic semi-rural location with outstanding hilltop views
- Well-appointed cottage-style kitchen, large bathroom as well as downstairs cloakroom
- Close to Long Crendon, a few doors from a wonderful country pub



OVERVIEW

- Covered entrance porch
- Dining room with exposed beam ceiling and large inglenook fireplace
- Large sunny sitting room with fireplace
- Three bedrooms with countryside views
- Well-appointed cottage-style kitchen with views to the rear
- Far-reaching views of the unspoilt surrounding countryside
- Excellent school catchment area
- NO CHAIN

OFFERS IN THE REGION OF: £435,000

SUPPLEMENTARY INFORMATION

Services: Mains electricity, drainage and water

Heating: Oil fired central heating to radiators

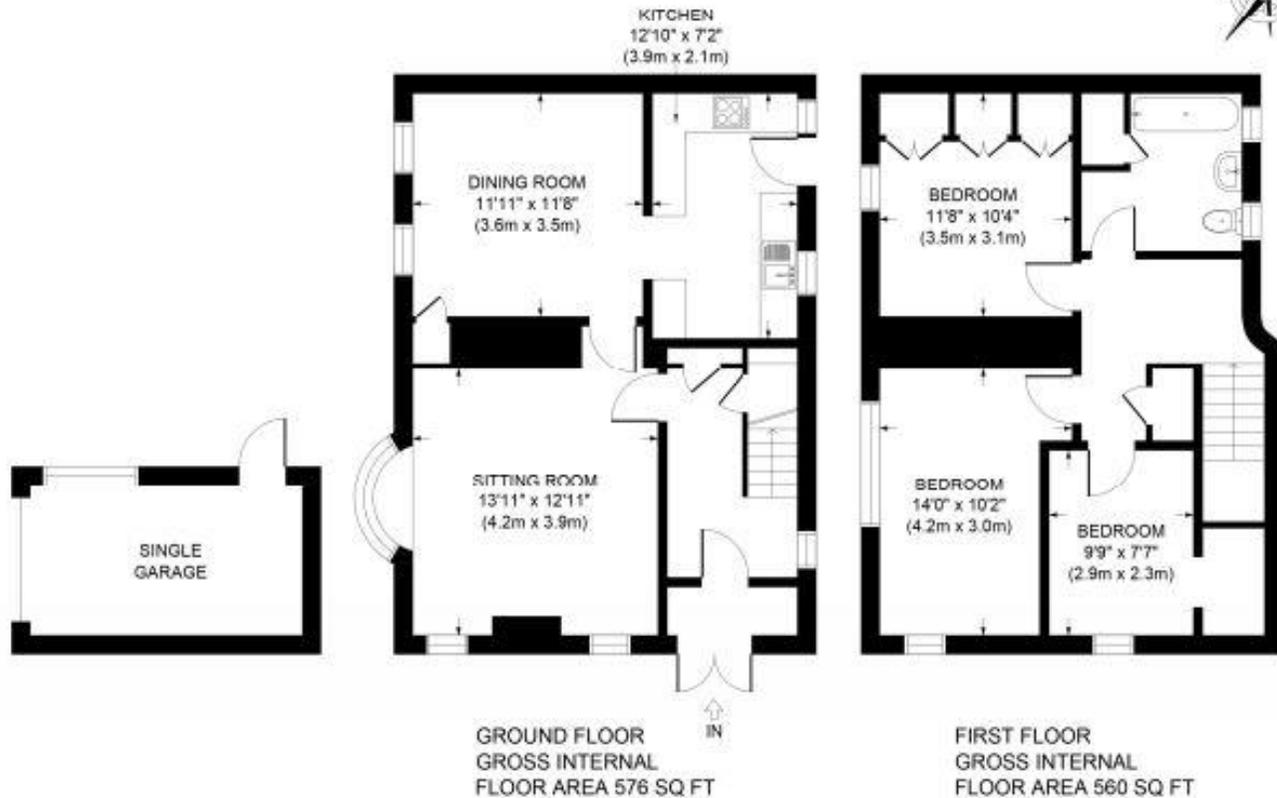
Energy Rating: Currently E (43) , Potentially A (97)

Environmental Impact Rating: Currently F (37) , Potentially B(86)

Local Authority: Aylesbury Vale District Council

Council Tax Band: C

Broadband Speed: Standard - up to 17Mb, Fibre - up to 76Mb



APPROX. GROSS INTERNAL FLOOR AREA 1136 SQ FT / 106 SQ M
 8 EASINGTON TERRACE HP189EY
 All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

LOCATION

Easington is a small hamlet surrounded by beautiful countryside and farmland just a mile outside Long Crendon with its 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 store, coffee shop, a variety of churches and public houses, and a highly regarded restaurant.

The village has an excellent primary school, feeding into both the reputable Lord William's comprehensive school in Thame and the Aylesbury grammar schools, plus a number of good private schools are situated close by.

The M40 motorway (junction 6) is approximately six miles away and there is a direct a railway service into Marylebone via the Chiltern Railways line from nearby Haddenham and Thame Parkway, which connects you to the capital in as little as 37 minutes.

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