

# THE ANNEXE, 61 HIGH STREET

LONG CRENDON, BUCKINGHAMSHIRE HP18 9AL



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Situated within a short walking distance of Long Crendon High Street is this highly unique two double bedroom, open plan living, character property which has been converted from former outbuildings dating from the 1930s. It benefits from planning permission to convert the garages into additional living space. It also has a southerly facing rear garden and off road parking.

Converted to an annexe around 11 years ago, the property has been well maintained by the current vendors and has a bright open plan kitchen/dining area opening onto the large sitting room which in turn, has French doors opening onto the terrace. There is also a log burner. The kitchen has a range of base and floor units and a single oven with hob. From the kitchen, there is access to the garage as well as a downstairs cloakroom.

Upstairs, the property has two double bedrooms as well as a modern family bathroom with shower over bath. Outside, there is a southerly facing rear garden with lawned area and terrace and clearly divided areas. At the front of the property there is two parking spaces and ample garage space which can be used for either storage or to house vehicles as well as conversion.

This home is offered with NO ONWARD chain and would be an ideal first time buy or investment property. It currently generates £995 p.c.m in rental income.

“BRIGHT, MODERN AND FAMILY-FRIENDLY”



## IN BRIEF

- Highly sought after village location
- Walking distance of all amenities
- Open plan sitting room/dining area/kitchen
- Sunny back garden with terrace
- Potential to convert/re-configure garages at front of annexe





## OVERVIEW

- Sit-in kitchen overlooking own private garden
- Two double bedrooms
- Spacious ground floor accommodation
- Kitchen/dining area overlooking garden with patio doors
- South facing sunny garden
- Large garage with space for two vehicles
- Multi car driveway
- Private entrance from Chearsley Road
- Walking distance of all shops & amenities
- Sold with planning permission to convert/enhance garages at front of annexe

**O.I.R.O £325,000**

**FREEHOLD**

## SUPPLEMENTARY INFORMATION

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

**Heating:** Gas fired central heating

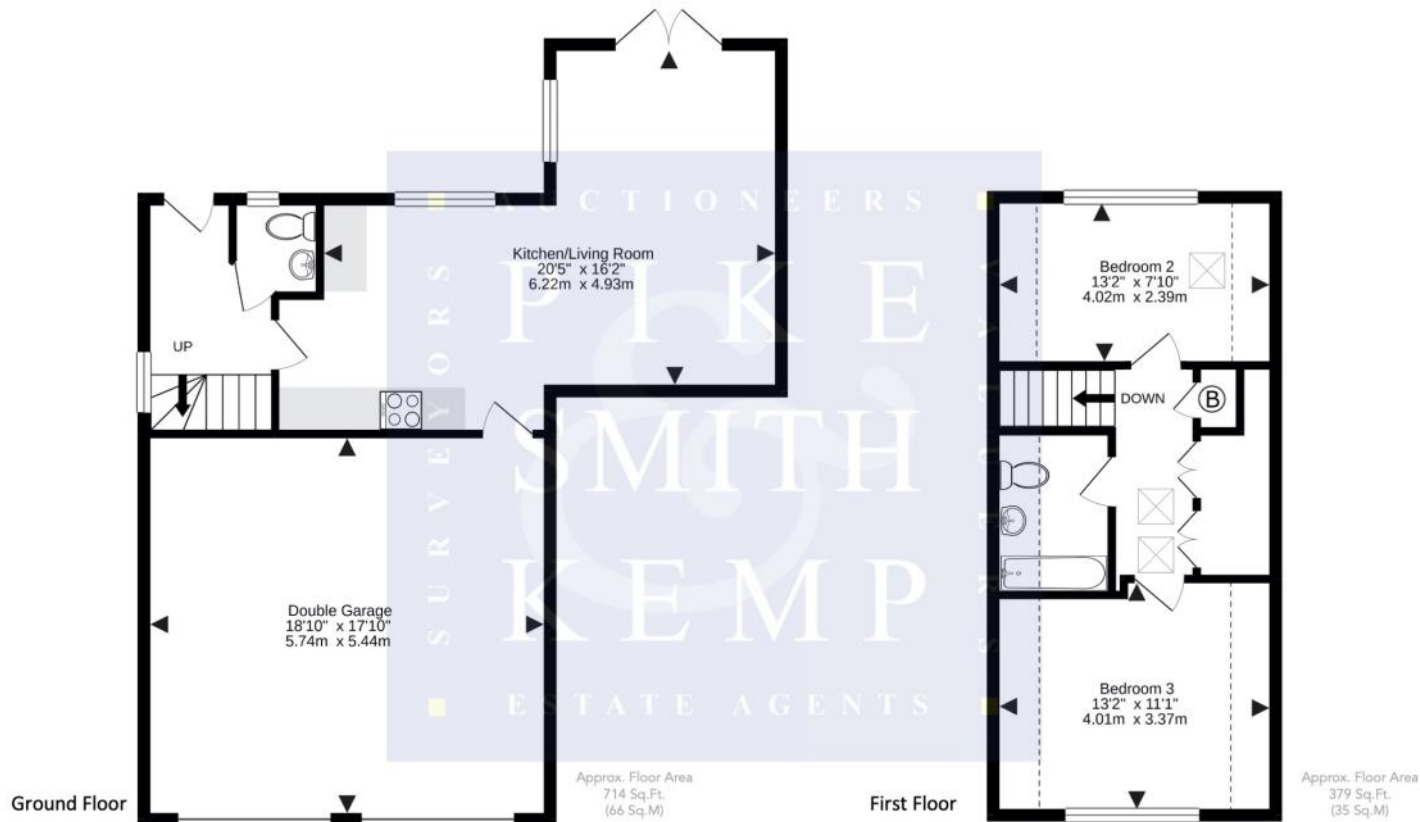
**Energy Rating:** Current D (66) Potential B (84)

**Environmental Impact Rating:** Current D (60) Potential B (81)

**Local Authority:** Aylesbury Vale District Council

**Council Tax Band:** E

**Broadband:** 25 mb



The approximate total area for the elements of the property represented on the floorplan is 102 SqM (1093 Sq.Ft)

**The Annexe, 61 High Street, Long Crendon, Buckinghamshire, HP18 9AL**

This floor plan provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing estate/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.

## LOCATION

Long Crendon is a beautiful Buckinghamshire village located approximately 2.6 miles from Thame and 7 miles from Aylesbury. The village is well positioned for commuting to Oxford, Banbury and Bicester to the North and London High Wycombe and Heathrow to the South with easy access to the M40 (J7 and J8).

Haddenham and Thame Parkway in the village of Haddenham is just 4.5 miles away and provides a mainline link on the Chiltern Railways line to London, Marylebone and Oxford, the fastest train being just 37 minutes into Marylebone.

Long Crendon is in the catchment area for the Buckinghamshire grammar school system and the village primary school in Long Crendon is highly regarded.

Long Crendon is surrounded by beautiful countryside walks and an abundance of bridleways and there is a thriving community for those wishing to participate. Village amenities include a medical centre, library and recreation ground as well as various sporting clubs and organisations. The village also offers two highly regarded gastro pubs.

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