

GREENSLEEVES

HARROELL, LONG CRENDON, BUCKINGHAMSHIRE HP18 9AQ



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Set at the end of a quiet cul-de-sac location and within walking distance of the High Street is this wonderful 2 double bedroom detached bungalow set in approx. 0.2 acres with outstanding and far reaching views towards the Chiltern escarpment. This is offered with NO ONWARD CHAIN and offers the potential for a renovation project or development opportunity.

“Greensleeves” is set in the highly sought after village of Long Crendon and the property, although dated and in need of modernisation, has been well maintained and looked after by the current vendors.

The mature, secluded, wrap around garden has a large greenhouse as well as a long drive with private garage. Internally, the property has parquet flooring to the entrance hall and a fully fitted kitchen. There are two double bedrooms and a double aspect sitting room as well as separate dining room. There is a large conservatory leading off the dining room with direct access to the garden. The property has loft access with two separate rooms that lends itself to conversion. There is scope to extend and remodel, subject to planning, or for re-development of the current site.

Being surrounded by allotments and fields, the property has outstanding views that cannot be encroached upon whilst offering privacy now and in the future. This really is a once in a lifetime opportunity to obtain a unique property with wonderful views, garden features and an enviable protected environment in a village voted one of the best in the UK by Times readers.

Haddenham and Thame Parkway Station is less than four miles away and offers commuters 40 minute services into London Marylebone with free WiFi in air-conditioned comfort.

“FANTASTIC OPPORTUNITY TO DESIGN YOUR OWN HOME”



IN BRIEF

- Two bedroom detached bungalow in quiet, end of cul-de-sac location
- Large, secluded plot with garage and driveway sitting in 0.196 acres.
- Double aspect sitting room
- Close to the village's excellent amenities
- Renovation or development opportunity



OVERVIEW

- Entrance hall with parquet flooring
- Double aspect sitting room with garden access
- Dining room leading onto the large conservatory
- Two double bedrooms
- Bathroom, W.C.
- Large plot of approx. 0.192 acres
- Front garden, garage, driveway
- Close to the village's excellent amenities
- CHAIN FREE

OFFERS OVER

£500,000

SUPPLEMENTARY INFORMATION

Services: Mains gas, electricity, drainage and water

Heating: Oil fired

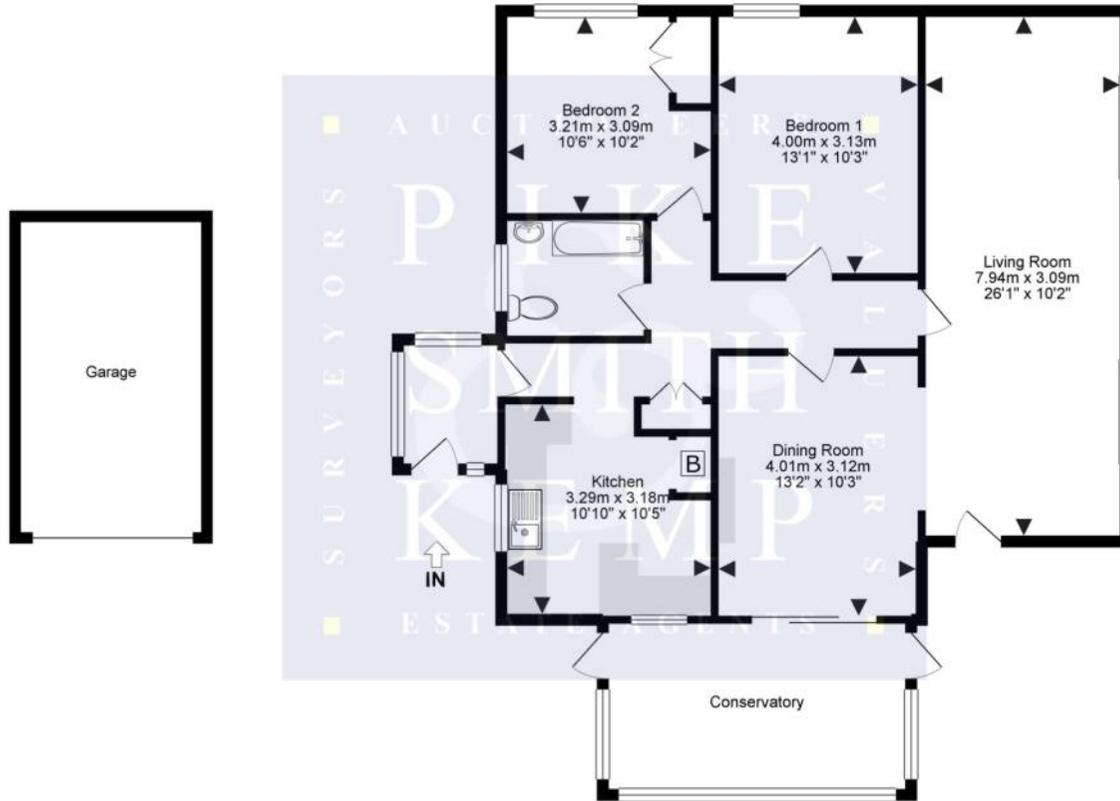
Energy Rating: Current 30 (F) Potential 103 (A)

Environmental Impact Rating: Current 27 (F) Potential A (92)

Local authority: Aylesbury Vale District Council

Council tax band: E

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



The approximate total area for the elements of the property represented on the floorplan is 113 SqM (1213 Sq.Ft)

Greensleeves, Harroell, Long Crendon, Aylesbury, Buckinghamshire, HP18 9AY

This floor plan is 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 estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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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