

# Well Cottage

Long Crendon



 Knight  
Frank



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Thame 2 miles, Haddenham and Thame Parkway Station 4 miles  
(Mainline Station to London Marylebone 37 minutes), M40 (Junction 7) 6.5 miles, Aylesbury 11 miles  
Oxford 13 miles, London 53 miles  
(all times and distances are approximate)

A charming cottage set in beautiful gardens in  
a popular village close to Thame.

Entrance hall | Dining room | Living room | Kitchen | Utility room | Ground floor W/C

Three bedrooms | Bathroom

Garage | Office/Music room | W/C



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## House description

An attractive wisteria clad 17th century Grade II listed cottage set in the middle of Long Crendon, a charming village close to Thame and Oxford.

The accommodation entered through the spacious entrance hall and leads into a dual aspect sitting room with a large open fire on one side, and a dining room on the other. Also on the ground floor is a kitchen with solid wood cabinets, a hard wood worktop and space for a breakfast table. There is also a utility room and W/C. On the first floor there are three bedrooms and a bathroom. Throughout the house there are many charming features, such as exposed beams, wooden block flooring and leaded windows.

The front of the house is set back from the road with an enclosed front garden. The west facing rear gardens are mostly laid to lawn with mature borders stocked with hedges, trees, flowers and shrubs. There is a paved area at the rear of the house from which you can enjoy the evening sun. To the side of the house is a driveway leading to a single garage. The space above the garage has been converted into a music room with an adjoining W/C, alternatively this room would make for an excellent home office or overflow guest accommodation.





## Situation

Well Cottage is one of the oldest and most recognisable houses in the High Street of Long Crendon, a historic street at the heart of the village full of characterful houses, two pubs, and two churches.

Long Crendon is a popular village with a real sense of community and a large range of amenities including a recreation ground, several shops, a butchers, hairdressers, post office, GP surgery, dentist, garage, library, sports, film and hobby clubs, the renowned XT Brewery as well as two country pubs and the award winning Angel restaurant. Further dining is available at The Mole & Chicken, a gastropub which is less than 1 mile outside the village.

Schooling in the area is excellent, with Long Crendon Primary School rated outstanding by ofsted. There are also a range of independent and grammar schools within easy reach. Communication links in the area are impressive with rail connections to London Marylebone from Haddenham & Thame Parkway in approximately 37 minutes and road links via the M40 and A34, both within a few miles.

## Services

Gas central heating, mains electricity, water, drainage and fibre broadband.

## Local Authority

Buckingham County Council.

## Viewings

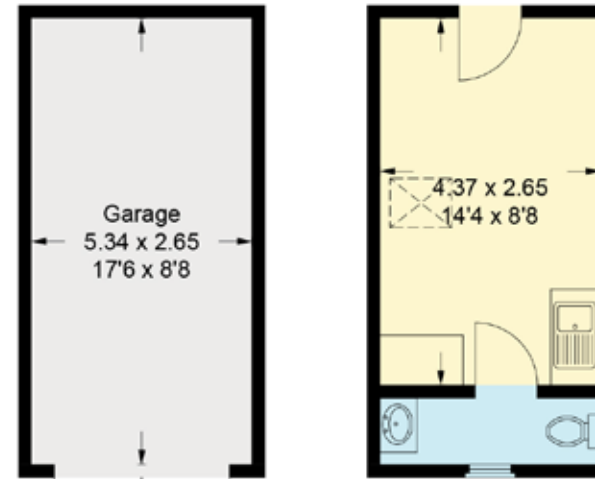
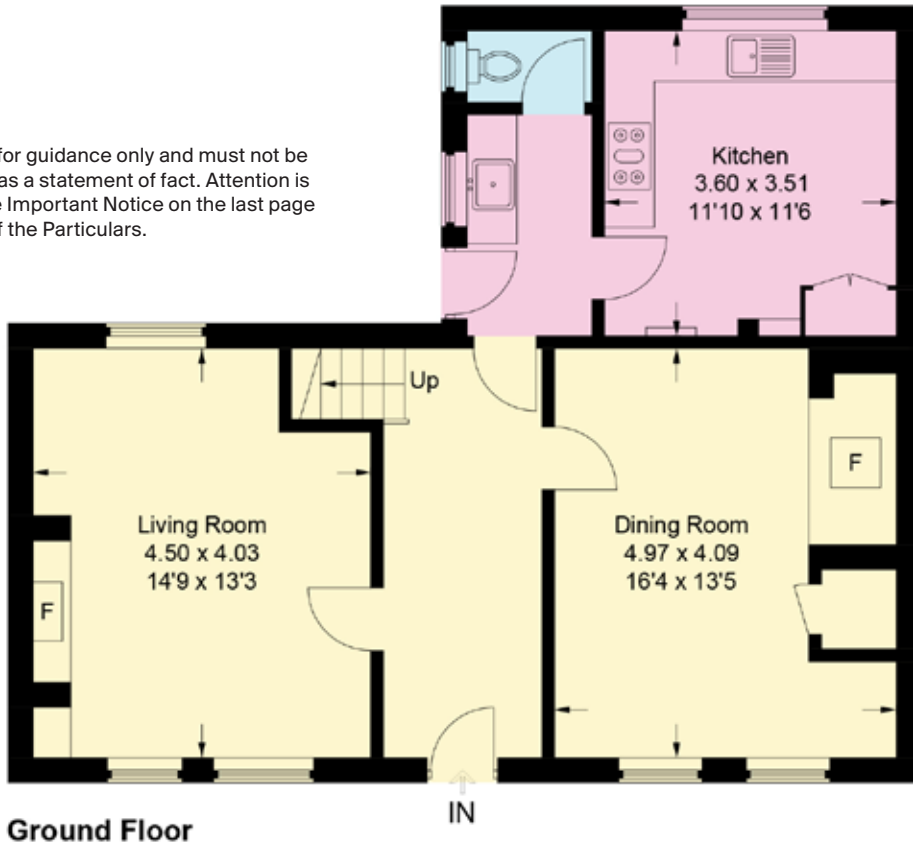
Strictly by appointment through Knight Frank  
01865 790 077.



# Well Cottage

Approximate Gross Internal Area  
 Ground Floor = 70.5 sq m / 759 sq ft  
 First Floor = 49.8 sq m / 536 sq ft  
 Garage - Ground Floor = 14.2 sq m / 153 sq ft  
 Garage - First Floor = 14.2 sq m / 153 sq ft  
 Total = 148.7 sq m / 1,601 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Garage - Ground Floor Garage - First Floor  
 (Not Shown In Actual Location / Orientation)



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