



# Braddens Yard, 18 High Street, Long Crendon, Buckinghamshire, HP18 9AF



## Braddens Yard

Located on this ever sought-after village high street, this is a very attractive, Grade II listed, 4 bedroom, period family home, pleasantly set in stunning enclosed grounds extending to approximately 0.4 acres along with a one bedroom annexe, a workshop and garden store, a detached garage and ample driveway parking. Internally, it is beautifully presented and displays a wealth of period features with gorgeous exposed ceiling and wall timbers and fireplace bressummers, leaded glazed casement windows and large inglenook fireplaces. Rarely do properties of this calibre and nature come to the market and early viewing is highly recommended.

Downstairs there is a welcoming entrance hall with stairs leading up to the first floor and down to the cellar and doors leading into the sitting room and dining room. The sitting room is a well-proportioned and bright, dual aspect room with French windows opening out into the garden and an inglenook fireplace with a wood-burning stove. The dining room is a large room, capable of hosting a dining table for eight or more, and has a large inglenook fireplace with an open fire grate. The kitchen is well-equipped and fitted with a range of bespoke oak units with integrated appliances and a two-oven gas Aga. It opens out into a breakfast / family room which provides space for a table and chairs and seating around a fitted television viewing area and has further French windows leading into the garden. Beyond is a useful utility room with a back door. A short corridor leading from the dining room leads to a cloakroom and a large and quiet study. The cellar is a good size and provides dry storage.

## Accommodation

### Main House

#### Ground Floor

Entrance Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Study, Utility Room, Cloakroom. Basement Cellar.

#### First Floor

Master Bedroom with Dressing Room and ensuite Bathroom, Bedroom 2, Shower Room.

#### Second Floor

Bedrooms 3 and 4.

### Annexe

#### Ground Floor

Sitting Room, Shower Room.

#### First Floor

Bedroom.

### Outside

Enclosed Garden, Garage, Workshop, Driveway Parking.



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To the first floor, there is a landing with doors to the principal bedroom, the second bedroom and the family shower room and stairs leading to the second floor. The master bedroom is a bright, dual aspect room with fitted wardrobes, leading to a dressing room with further fitted wardrobes and a bathroom. Bedroom 2 is a double bedroom with fitted wardrobes. The family shower room is a good size room. To the second floor, passing by a cupboard door leading to extensive eaves storage, there are two further double bedrooms with an interconnecting landing.

## Annexe and Grounds

Outside, with a good degree of privacy provided by the high stone walls that surround the grounds, the garden is laid mainly to lawn with intricately planted flower and shrub beds and borders, an oak summerhouse and a large paved terrace providing space for outside dining during the warmer months. Boundary specimen tree planting provides further privacy. A gap in the wall leads through to a 'hidden garden' orchard, also enclosed by stone walls, with fruit trees and a large garden store and workshop, which would make a fantastic home office. To the front of the property, there is a thatched garage and a small, pretty, also thatched, two storey annexe known as 'the bothy'. The garage, believed to have been a house once in its own right, now provides garaging and storage in the mezzanine level above. The bothy is a 'one up, one down' cottage with a double bedroom upstairs and a sitting room downstairs with a single storey side extension housing a shower room. Ample driveway parking, accessed by a five-bar gate, completes the outside space.



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## Long Crendon

The delightful and historic village of Long Crendon is set close to the Buckinghamshire / South Oxfordshire border. It offers an array of local amenities including a post office and village store, a number of small boutique shops, a library, a village hall, a church hall, three churches, a primary school and nursery, a health centre and dental practice, football, tennis and bowls clubs and a good variety of pubs and restaurants making it one of the most sought after and highly serviced villages in the area. From the Manor to the High Street, to the Courthouse and Church, the village is packed with beautiful period properties from all ages.

## Transport Links

M40 Motorway (Junction 7) - 6 miles

Haddenham and Thame railway station - 4 miles

Regular local Bus service

## Broadband

Superfast enabled - Up to 76Mbps.

## Tenure

Freehold



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## Services

Mains Electricity, Gas, Water and Drainage.

## Local Authority

Buckinghamshire Council

## Tax Band

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