




Andrew Murray & Co
Residential Sales and Lettings

62 Bicester Road, Long Crendon - £575,000

62 Bicester Road, Long Crendon, Buckinghamshire, HP18 9EF



Accommodation

Ground Floor

Entrance Hall, Dining Room, Sitting Room, Kitchen/Breakfast Room, Cloakroom.

First Floor

Landing, Three Bedrooms, Family Bathroom.

Outside

Garden, Summerhouse, Driveway Parking, Double Garage.

62 Bicester Road

Located in this highly regarded and popular Buckinghamshire village, this is a 3 bedroom, detached, barn conversion with elevated rear garden, driveway parking for a number of cars and a double garage. Of brick and stone construction and dating back in parts to the 16th Century, the barn was converted and enlarged in the 1970s to create a wonderful home. The very private garden, to the rear of the property, enjoys some spectacular far-reaching views and leads up to the parking area and garaging. The property is offered for sale with added benefits of photovoltaic solar panels and no onward chain.

Downstairs, there is an entrance hall with the guest cloakroom leading off and a utility area with plumbing for a washing machine. Beyond is a small passage leading through to the kitchen and dining room. The kitchen is fully fitted, with a range of cupboards, spaces for appliances and a serving hatch to the dining room. The dining room is a good size room with stairs to the first floor and a door through to the sitting room; another good size room with a fireplace. Upstairs, there is a landing, with fitted cupboards, three bedrooms, two of which are double rooms, and a bathroom.

Outside, there is a covered area adjoining the house, with storage over, and steps up to the garden. The garden is laid to lawn with mature hedge boundaries and spectacular far-reaching, south-west facing, views. It further benefits from a timber summerhouse, with power and water supplies. Beyond is the parking and a double garage, accessed via a rear service road.



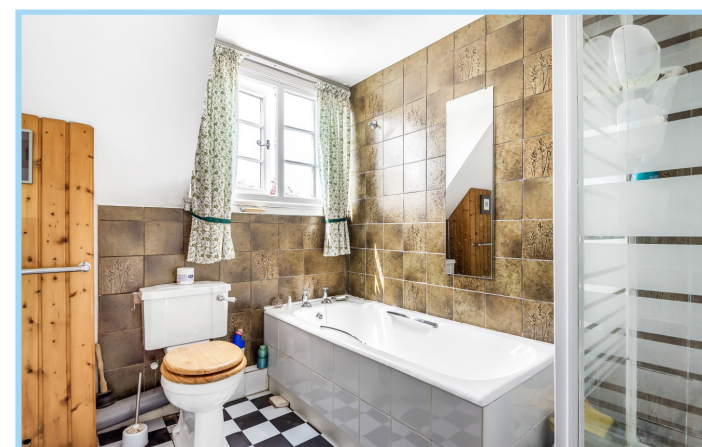
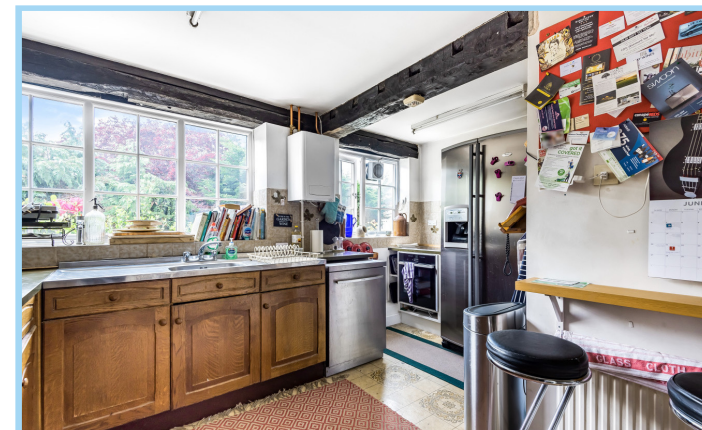
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Long Crendon

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, 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, providing many a backdrop for episodes of the famed *Midsomer Murders*.

More comprehensive recreational facilities and shopping facilities can be found in Thame, about 2 miles away, including a large Waitrose and a Leisure Centre, and in Aylesbury and Oxford, about 7 and 9 miles away respectively.



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Directions

Leave Thame in a northerly direction on the B4011, Thame Road, heading towards Long Crendon. Continue into the village and straight on, at the mini-roundabout, into Bicester Road. No. 62 can be found on your right, shortly after the right turn into Carters Lane.

Transport Links

M40 Motorway (Junction 7) - circa 6 miles.

Haddenham and Thame railway station - circa 4 miles.

Regular local Bus service.

Broadband

Average broadband speed within this postcode: 67Mbps

Tenure

Freehold.

Services

Mains Electricity, Gas, Water and Drainage.

Local Authority

Buckingham Council

Tax Band

F

Bicester Road, Long Crendon, Aylesbury

Approximate Area = 1497 sq ft / 139.1 sq m (includes garage)

Including Limited Use Area(s) = 49 sq ft / 4.5 sq m

Outbuilding = 101 sq ft / 9.4 sq m

Total = 1647 sq ft / 153 sq m

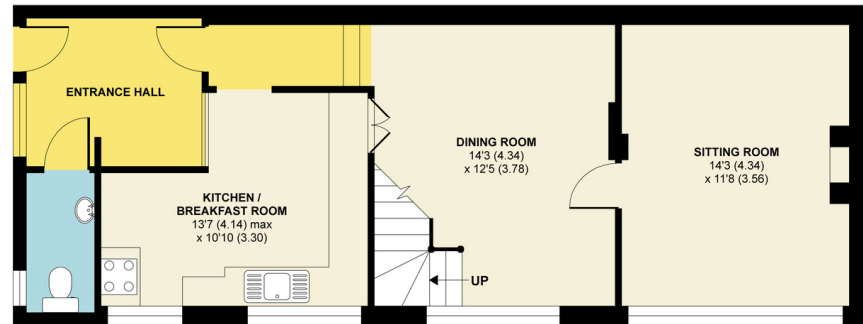
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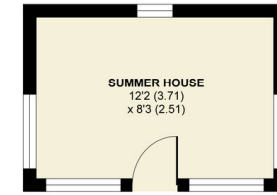
Denotes restricted head height



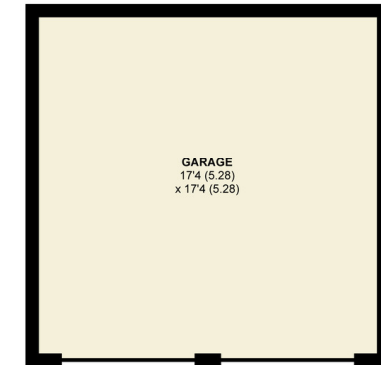
FIRST FLOOR
abt 631 SQFT (INTERNAL)



GROUND FLOOR
abt 615 SQFT (INTERNAL)



SUMMER HOUSE
12'2 (3.71)
x 8'3 (2.51)
OUTBUILDING
abt 101 SQFT (INTERNAL)



GARAGE
17'4 (5.28)
x 17'4 (5.28)
abt 300 SQFT (INTERNAL)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021. Produced for Andrew Murray & Co LTD. REF: 737669



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