



# 6 Bicester Road, Long Crendon, Buckinghamshire, HP18 9BW



## Accommodation

### Ground Floor

Entrance Hall, Sitting Room, Family Room, Kitchen/Dining Room, Study, Utility Room, Cloakroom.

### First Floor

Master Bedroom with ensuite Bathroom, 3 further Bedrooms, Family Bathroom.

### Outside

Front and Rear Gardens, Driveway Parking, Garage.

## 6 Bicester Road

Pleasantly situated in an elevated position in the heart of this very popular village, located close to the many local amenities, this is a very spacious, modern and well presented, 4 bedroom detached family home with an enclosed, good size and private rear garden and an enclosed front garden with driveway parking and an integral garage.

The property is entered via a large entrance hall with stairs rising to the first floor and doors leading off to the principal rooms. The sitting room is a large dual aspect room with a working fireplace and French windows leading into the garden. The kitchen/dining room is also a large dual aspect room with a good range of fitted cupboards and space for a family table and chairs. In between is a further reception room, currently used as a family room, but could be used as a formal dining room. Beyond the kitchen is useful utility room and a small rear lobby with doors leading off into the study and the rear of the garage. A guest cloakroom completes the ground floor accommodation.

Upstairs, leading off a bright galleried landing, is a master bedroom with ensuite bathroom and built-in wardrobes, two further double bedrooms, also with built-in wardrobes, a large single bedroom and a family bathroom.



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## Outside

Outside, the secluded rear garden is fully enclosed with closeboard timber fencing, with a pedestrian side access, and laid to lawn with mature flower and shrub borders, fruit trees, a full width paved terrace and a decked area, suitable for outside dining in the warmer months. The front garden is enclosed by high-level hedging, laid mainly to lawn and is accessed via a brick block driveway, providing off street parking and access to a large garage with an electrically operated up-and-over sectional door.

## 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 *Midsommer Murders*.



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## Directions

Leave Thame in a northerly direction on the B4011, Thame Road, heading towards Long Crendon. Continue into the village, straight over the first mini-roundabout and the property can be found after a short distance on your right.

## Transport Links

M40 Motorway (Junction 7) - 6 miles.

Haddenham and Thame railway station - 4 miles.

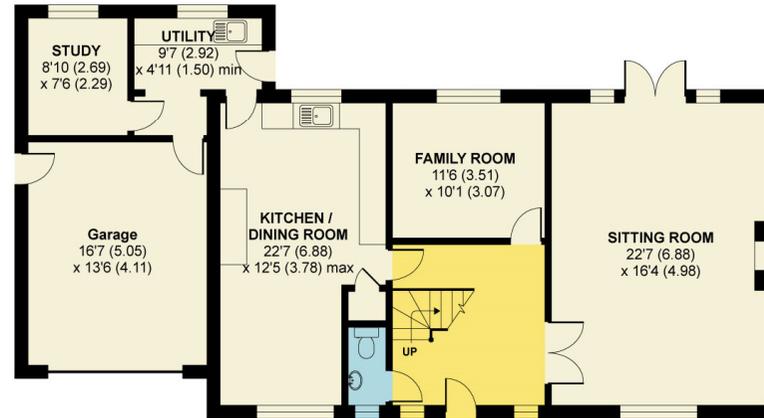
Regular local Bus service.

## Broadband

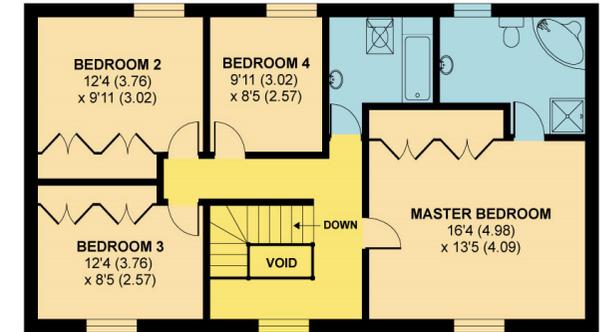
Superfast enabled – Maximum available speed estimated at 76.00 Mbps.

## Tenure

Freehold.



GROUND FLOOR  
abt 1333 SQFT (INTERNAL)



FIRST FLOOR  
abt 936 SQFT (INTERNAL)



APPROX. GROSS INTERNAL FLOOR AREA 2259 SQ FT 209.8 SQ METRES (INCLUDES GARAGE & EXCLUDES VOID)

**Bicester Road, Long Crendon, Aylesbury, HP18 9BW**

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## Services

Mains Electricity, Gas, Water and Drainage.

## Local Authority

Aylesbury Vale District Council

## Tax Band

E

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