



Crown Hill Cottage, Lower End, Ashendon, Buckinghamshire, HP18 0HE



Accommodation

Ground Floor

Entrance Hall, Sitting Room, Kitchen, Shower Room.

First Floor

Two Bedrooms, Bathroom.

Outside

Enclosed Garden.

Crown Hill Cottage

Situated in this highly regarded hill top village and surrounded by an area of outstanding natural beauty, this is an attractive semi-detached, two bedroom period cottage with a good size garden and potential for some spectacular views. The property is offered for sale with the added benefit of no onward chain.

Internally, the property has a cosy feel and exhibits a number of characterful features, including exposed ceiling timbers, latched cottage doors and an inglenook fireplace with woodburning stove. Downstairs, there is a small entrance hall, a guest cloakroom with a shower and a lovely sitting room with an inglenook fireplace, original front door into the garden and stairs to the first floor. Upstairs there is a double bedroom with built in wardrobes and a pretty cast iron fireplace, a single bedroom and a bathroom.

The garden is a particular feature of the cottage. It can be accessed from the sitting room or via its own side passage access and is laid mainly to lawn, with high hedges offering a good deal of privacy and seclusion. There are two outbuildings, of which better use could be made, or perhaps removed to open up a spectacular far-reaching vista.



Crown Hill Cottage, Lower End, Ashendon, Buckinghamshire, HP18 0HE



Ashendon

The delightful and historic village of Ashendon is set in rural Buckinghamshire in an elevated position with spectacular far reaching views. It benefits from a beautiful parish church, a playground, a playing field with pavilion and a highly regarded gastro pub *The Hundred*, which is just a short stroll away.

From the village, there are lovely countryside walks. There are many local attractions, including the very popular National Trust property, Waddesdon Manor, originally home to the Rothschild family, which offers a wide variety of entertainments to suit all ages.

Convenience stores and further facilities can be found in the nearby villages of Cuddington, Chearsley Westcott and Brill. More comprehensive facilities can be found in Thame, about 7 miles away, and in Aylesbury and Oxford, about 9 and 12 miles away respectively.



Crown Hill Cottage, Lower End, Ashendon, Buckinghamshire, HP18 0HE

Directions

Leave Thame in a north-westerly direction on the B4011 heading towards Long Crendon. Upon entering the village, proceed to the first a mini-roundabout and turn right heading towards Chearsley on the Chearsley Road. In the centre of Chearsley, continue straight on where the main road bends around to the right, signposted to Waddesdon. After about 1¼ miles turn left, signposted to Ashendon. Continue into the village and turn left, at the church, signposted Lower End. Crown Hill Cottage can be found at the end of the lane, amongst a small group of cottages.

Transport Links

M40 Motorway (Junction 7) - 10 miles.

Haddenham and Thame railway station - 6 miles.

Tenure

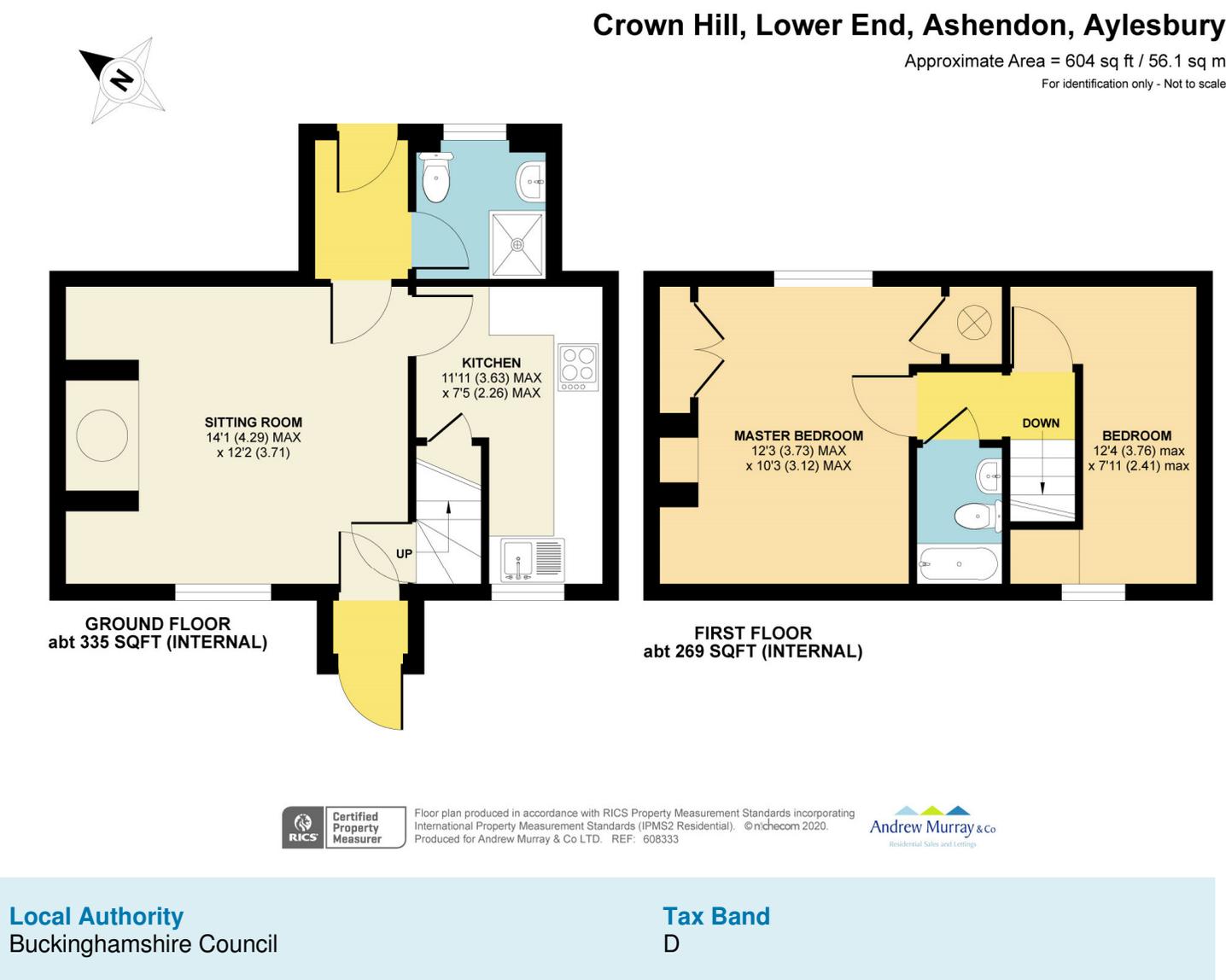
Freehold.

Services

Mains electricity, water and drainage.
Electric Heating.

Broadband

Average Broadband Speed within this postcode is 67 Mbps.



Andrew Murray & Co. for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute part of, an offer or contract. (2) All descriptions, dimensions, references to condition, permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Andrew Murray & Co. has any authority to make or give any representation or warranty whatever in relation to this property. (4) They do not hold themselves responsible for any expense incurred in viewings.

Andrew Murray & Co
98 High Street, Thame,
Oxfordshire, OX9 3EH

01844 211800
sales@andrew-murray.co.uk
www.andrew-murray.co.uk