

# CRENDON HOUSE

Est. 1971

**The Green, Wooburn Green  
£550,000 - Freehold**



Located on the heart of the green in Wooburn Green is this extremely desirable, very spacious character cottage. With stunning views to the rear over open fields and woodland on the ridge beyond, and beautiful views over the green from the spacious living room with open fireplace and extremely large master bedroom at the front of the property. The secure, private and level garden with gated side access flows beautifully with the home; accessible via both French doors in the dining room and a stable door from the kitchen breakfast room. The inner hallway and first floor landing house excellent built in storage cupboards and the bathroom benefits from a bath and separate shower cubicle. With driveway parking, gas central heating, double glazing and a boarded loft with pull down ladder this property has so much to offer and the possibility of being sold with no onward chain. EPC rating: D Council Tax Band: E

**Two Double Bedrooms  
18' Kitchen/Breakfast Room  
Overlooking the Village Green**

**Two Reception Rooms  
Driveway Parking  
Stunning Countryside Views**

# 13 The Green, Wooburn Green, Buckinghamshire, HP10 0EF



## Accommodation Comprises:

### **GROUND FLOOR:**

#### **Entrance Hallway:**

Door to entrance hall with window to side and fitted floor mat.

#### **Lounge:** 15'1" x 12'7" (4.59m x 3.83m)

Double glazed window to front aspect with views over the village green, feature fireplace, two radiators, television point, telephone point. Door to:

#### **Inner Hallway:**

Stairs rising to first floor, under stairs cupboard, doors to kitchen and

#### **Dining Room:** 11" x 9" (3.35m x 2.74m)

Double glazed French doors to rear garden, radiator, coving to ceiling.

#### **Kitchen/Breakfast Room:** 18'6" x 8" (5.63m x 2.44m)

Fitted with a range of eye and base level units with work surfaces and tiled splash back. Inset one and a half bowl sink and drainer with mixer tap, space and point for gas cooker, space and plumbing for washing machine and dishwasher, recessed space for fridge/freezer and storage cupboard. Wall mounted gas combination boiler providing domestic hot water and central heating concealed within a wall mounted cupboard. Breakfast area with space for table and chairs, radiator, window to rear aspect and stable door to rear garden,

### **FIRST FLOOR:**

#### **Landing:**

Loft access hatch, large walk in cupboard providing excellent storage, doors to all rooms.

#### **Bedroom 1:** 15'1" x 12'8" (4.59m x 3.86m)

Large king size room with two double glazed windows to front aspect with views over the village green, radiator and fireplace.

#### **Bedroom 2:** 11" x 9" (3.35m x 2.74m)

Double glazed window to rear aspect with views over open farmland to woods beyond, radiator.

#### **Bathroom:**

Fitted with a white suite comprising panel enclosed bath with mixer tap, pedestal wash hand basin and close coupled WC, walk in shower cubicle, tiling to splash sensitive areas, built in storage cupboard, heated towel rail and feature wood panelling to walls, frosted double glazed window to rear, built in storage cupboard.

### **OUTSIDE:**

#### **Rear Garden:**

Large level patio area accessed via the French doors from the dining room and the stable door in the kitchen breakfast room, small step up to level lawn with flower and shrub borders and a small garden shed at the rear. The garden is full fenced with gated side access and has incredible views over open fields and woodland on the ridge beyond.

#### **Parking Space:**

Gravel driveway to front with fenced borders.

#### **Council Tax Band:** E

#### **EPC Rating:** D

#### **Please Note**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this employment has the authority to make or give any representation or warranty in respect of the property.

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