



Madges Barn
Long Crendon, Buckinghamshire

MADGES BARN



**Madges Barn, 55a High Street
Long Crendon, Buckinghamshire, HP18 9AL**



An amazing opportunity to purchase a GII Listed Barn with planning permission for conversion to residential use.

- GII Listed building with PP
- Two double bedrooms
- Stunning kitchen / sitting / dining room with vaulted ceiling
- Enclosed garden
- Off road parking
- Sought after village location



Thame 01844 212004



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A historic barn with a contemporary twist

Situation

Long Crendon enjoys a good range of facilities including Post Office, butchers, general stores, coffee shop, and Churches catering for all denominations. A number of Public Houses and a highly regarded restaurant can also be found in the area. In terms of education, the village has an excellent primary school, feeding into both the reputable Lord Williams Comprehensive School in Thame and the Aylesbury Grammar Schools. A number of good private schools are also situated close by. For the commuter, the M40 (junction 8A) is approximately 8.2 miles and a railway service into London Marylebone via the Chiltern line, is located in nearby Haddenham, connecting to London in approximately 40 minutes. For a wider variety of educational and recreational facilities Oxford, Bicester and Aylesbury are just a short distance.

Description

Madges Barn is a GII Listed derelict building which benefits from approved planning permission. Planning permission and listed building consent has been obtained for the demolition of the existing building and the erection of a replacement building utilising components of the original timber frame (where sound) to create a new dwelling and amenity space (19/03841/APP & 19/03842/ALB). The new building will blend contemporary design with historic character and opportunities such as this are extremely rare.

Externally, the new building will be finished in timber under a new thatch roof. Internal accommodation will comprise a stunning full height kitchen / sitting / dining room, ground

floor double bedroom and shower room. To the first floor will be a further double bedroom with en-suite shower room. Outside is an area of lawn and off road parking. The proposed accommodation will be circa 81m² (871sq.ft).

Services

We advise prospective purchasers to undertake their own enquires with regards to the location of services

Tenure

Madges Barn is offered freehold with vacant possession upon completion.

Local Authority and planning

Planning permission has been granted for the conversion of Manor Barn (reference: 01/01567/APP).

A supplementary information file containing plans, decision notice and other pertinent information is available on disc upon request. Alternatively all information can be inspected at the Thame office of Fisher German LLP. Aylesbury Vale District Council
The Gateway, Gatehouse Road, Aylesbury
Main switchboard - 01296 585858

Plans, areas and schedules

Any plans, areas and schedules etc. that form part of these particulars are for the purposes of identification only and prospective purchasers should satisfy themselves as to the correctness of the information contained thereon prior to exchange of contracts.

Viewings

By strict appointment through selling agents, Fisher German LLP
Tel. no. 01844 212004
thameagency@fishergerman.co.uk

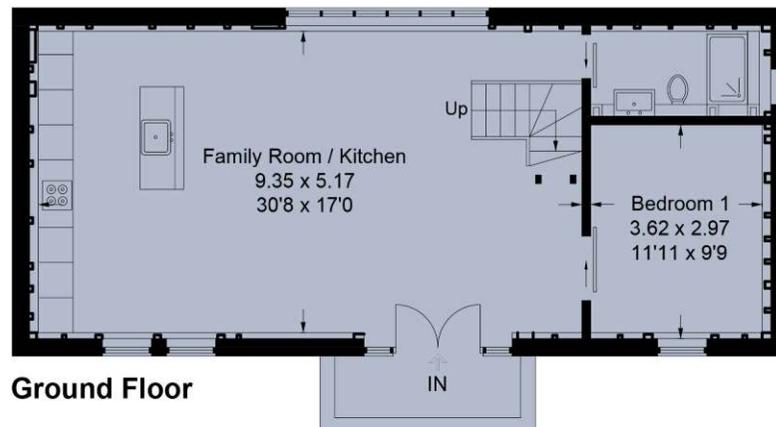
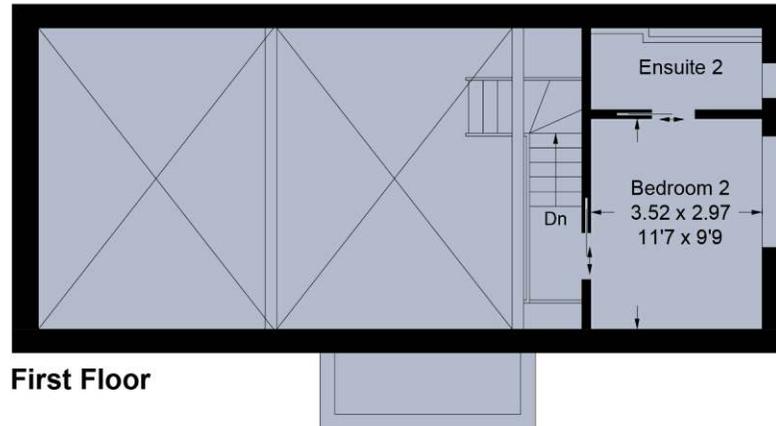
Directions

From the Fisher German office in Thame head north-west along the High Street. At the mini roundabout turn right onto Bell Lane. At the next round about take the first exit onto Aylesbury Road. At the next roundabout take the second exit onto the B4011 Thame Road. Head straight over the mini roundabout on Thame Road and take a turn onto Chearsley Road, Long Crendon. The property is situated on left hand side.



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Approximate Gross Internal Area
 Ground Floor = 68.6 sq m / 738 sq ft
 First Floor = 19.2 sq m / 207 sq ft
 Total = 87.8 sq m / 945 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Approximate Travel Distances

Locations

- Thame - 2.1 miles
- Aylesbury- 11.9 miles
- Oxford - 14.8 miles
- M40 Junction 8A - 7.6 miles

Nearest station

- Haddenham & Thame - 3.5 miles

Nearest Airports

- Heathrow - 41.2 miles

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Particulars dated February 2020. Photographs dated February 2020.