



The Shepherds Crook  
Crowell

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The WOW Factor! This charming former public house converted into a unique four bedroom home, really does have it all. A house that you will want to show off to your family and friends. The property has been transformed into a character-filled residence that seamlessly blends historic charm with contemporary comfort while retaining many original features. There is also potential to create additional accommodation (STPP).

The Shepherds Crook, The Green, Crowell, Oxfordshire, OX39 4RR

Guide Price £775,000

- A unique 4 bedroom detached former public house
- Beautifully & sympathetically converted
- Fully of charm & original character
- Versatile accommodation
- Three reception rooms
- Two bathrooms
- Front & rear gardens
- Garage
- A short walk to the ridgeway
- Chain free



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## Location

Crowell is a picturesque hamlet nestling at the foot of the Chiltern Hills and surrounded by open countryside but is within close proximity to Chinnor, Thame, Watlington and Princes Risborough.

There are excellent road and rail links to Oxford, High Wycombe, London and Birmingham with mainline railway stations at Princes Risborough and Haddenham both with a regular service to London Marylebone. The village boasts a church and fabulous countryside walks.





## Description

The property, approximately 150 years old, is set back from the village green and just a short stroll to fabulous walks along the Ridgeway.

The home consists of: entrance porch with space for coats and shoes, that leads into the open plan reception room with vaulted ceilings, beams and exposed brickwork.

There is cosy place for seating with wood burning stove and a generous area for dining with French doors to the courtyard garden, a great space to entertain family and friends.

The original bar with natural edged oak tops and under counter seating, has now been transformed into a fully functioning kitchen, with ample storage options, a hob and cooker, plus a useful prep room behind with further storage and access to the cellar. However, the room adjoining the main reception room, could be converted into a separate kitchen/diner, additional bedroom or stay as a gym. This room also has a door to the front of the property, so could be used for many other uses.

From the main reception room via an inner hallway, is the 3rd reception room/bedroom or office and access to the garage and store room, that could be converted into additional accommodation if required and subject to planning. There is also a downstairs deluxe modern shower room with separate WC and sink.

Upstairs there are three beautifully designed double bedrooms, all with built in storage, and bedroom 3 with a walk in wardrobe that could be converted into an ensuite (plumbing in place) plus a family bathroom. There is also access to the generous loft space which is boarded.

## Outside

The main garden is to the front of the property, which is stylishly fenced for privacy and large enough to accommodate many guests, or simply to relax and enjoy. In addition to the garage there is also plenty of off road parking to the side of the house.

**Other notable features include:** oil central heating, double glazing throughout and offered chain free.







## General Remarks and Stipulations

### Tenure

Freehold

### Services

Oil Central Heating, Mains Drainage

### EPC Rating

TBC

### Local Authority

South Oxfordshire District Council

### Viewing

Strictly by appointment with Bonners & Babingtons

### Important Notice

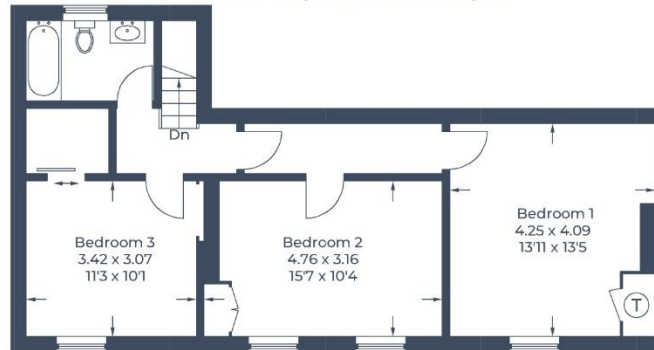
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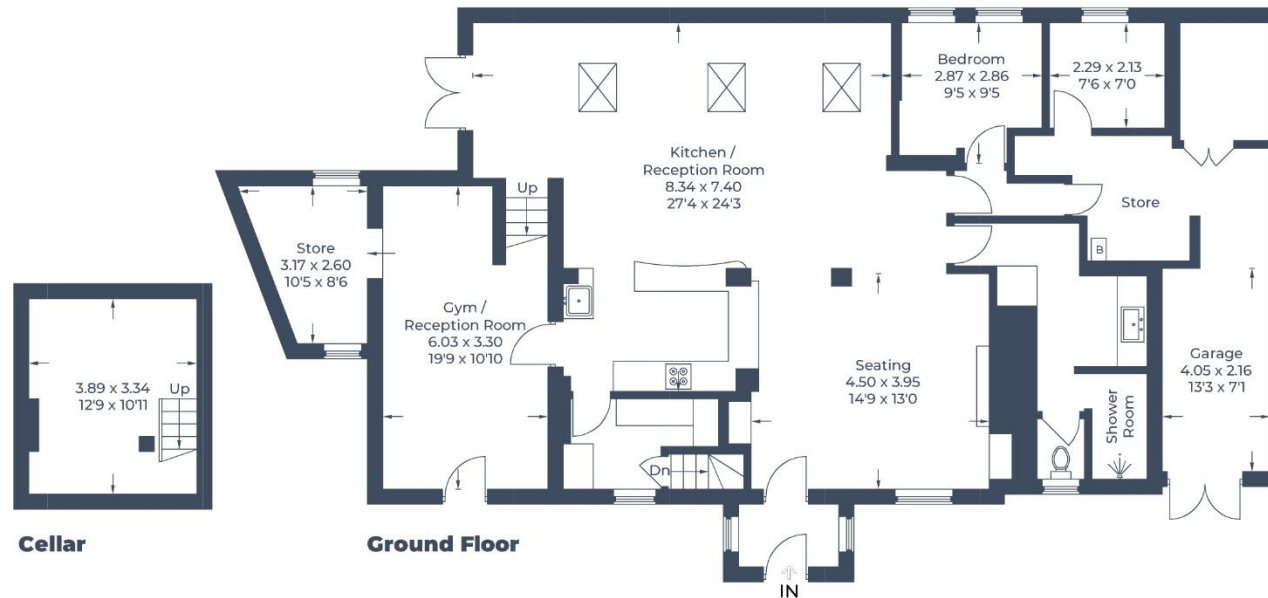
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Approximate Gross Internal Area  
 Cellar = 13.1 sq m / 141 sq ft  
 Ground Floor = 168.3 sq m / 1,812 sq ft  
 First Floor = 60.3 sq m / 649 sq ft  
 Total = 241.7 sq m / 2,602 sq ft



**First Floor**



**Cellar**

**Ground Floor**

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