



1 Elm Brook Close,
Cheersley, Buckinghamshire, HP18 0DB

Offer In Excess Of
£650,000

RB REASTON BROWN

An Impressive Four Bedroom Detached Family Home of Over 1,521 Sq Ft, Set On A Generous Corner Plot Within Sought After Village, Excellent School Catchments, and Convenient Access to London and Oxford.

A beautifully presented and extensively updated four-bedroom detached home, quietly positioned within a cul-de-sac in this popular village. Offering approximately 1,521 sq ft of spacious, single-storey accommodation, the property has been thoughtfully designed to provide comfortable lateral living, excellent accessibility and a wonderful connection with its wrap-around gardens. The welcoming entrance hall leads to a central hallway, providing access to all principal rooms. Oak flooring flows throughout much of the accommodation, creating a warm and cohesive feel. At the heart of the home is an impressive open-plan kitchen, dining and sitting room, ideal for family life and entertaining. The contemporary fitted kitchen features painted cabinetry, solid wood worktops, integrated appliances and space for an American-style fridge freezer. Patio doors open from the dining area onto the garden and generous decked terrace, creating a seamless connection between the indoor and outdoor spaces. The sitting room enjoys views to both the front and rear. There are four well-proportioned bedrooms, three enjoying a front aspect and the fourth overlooking the garden. The principal bedroom benefits from fitted cupboards and an en suite bathroom, while two further bedrooms have built-in wardrobes. A family shower/wet room completes the accommodation. Outside, the block-paved driveway provides parking for several vehicles, with additional parking available to the side. The wrap-around gardens are designed for easy maintenance, with areas of lawn, established planting, a generous, decked terrace and useful timber garden shed. With its single-storey layout, level access and thoughtful design, this is a versatile and welcoming home, combining generous accommodation, contemporary finishes and a peaceful village setting.

Freehold. EPC: D Council Tax: F Oil Central Heating

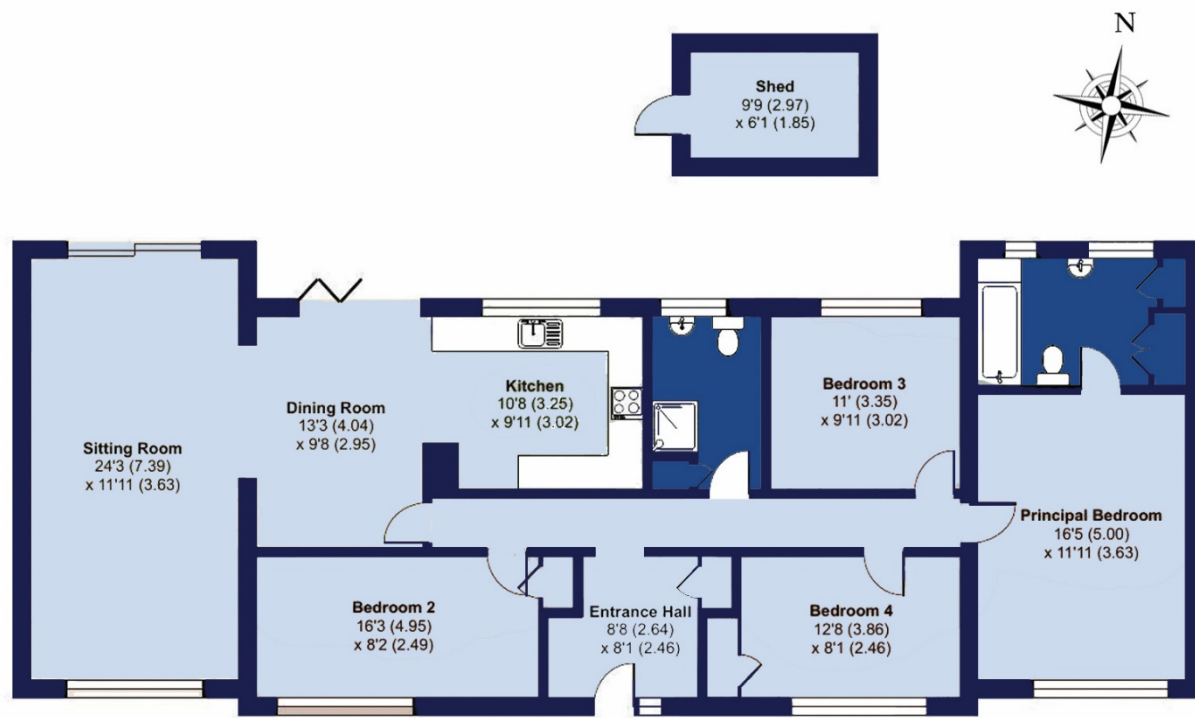
Situation

Chearsley is a highly sought after Buckinghamshire village, known for its strong community spirit and attractive rural charm. The village features the historic Parish Church of St Nicholas, The Bell country inn, a traditional village green, and a well loved cricket pitch. Just four miles away is the thriving market town of Thame, offering a wide range of amenities including a beautiful High Street lined with historic buildings, independent shops, restaurants, gastro pubs, and several supermarkets, including Waitrose. The town also benefits from a hospital, health centre, churches, sports facilities, and excellent schooling. Ashfold Independent Prep School is located nearby in the hamlet of Dorton. Commuting is straightforward, with fast trains to London Marylebone (from 34 minutes) available from Haddenham and Thame Parkway. The M40 at Junction 7 provides easy access to London, Birmingham, and the wider motorway network. Thame is also well connected by regular bus services to Oxford, Aylesbury, and surrounding village.

The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.







Aprox. Gross Internal Floor Area 1521 Sq Ft / 141.3 M (excl Shed)
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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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