



Connells

Derann Winchendon Road
Cheersley Aylesbury

Derann Winchendon Road
Cheersley Aylesbury HP18 0DW

for sale
£450,000



Property Description

Presenting Derann, an exciting redevelopment opportunity in a desirable location.

Presently a three-bedroom bungalow, this property is now offered as a rebuild project with full planning permission granted for a beautifully designed four-bedroom detached house.

Situated in a well-established area, this project provides the perfect chance to build a bespoke home tailored to modern living standards. The approved plans allow for spacious interiors, contemporary design features, and an impressive layout, ensuring a fantastic living environment for future occupants.

Ideal for developers, builders, or self-build enthusiasts, this is a rare chance to construct a brand-new home in a sought-after location. Don't miss out on this unique opportunity to bring your vision to life.

Hall

11' 2" x 3' 4" (3.40m x 1.02m)

Living Room

12' 1" x 14' 4" (3.68m x 4.37m)

Kitchen

8' 3" x 10' (2.51m x 3.05m)

Bedroom One

11' 2" x 12' 1" (3.40m x 3.68m)

Bedroom Two

13' 6" x 9' 4" (4.11m x 2.84m)

Bedroom Three

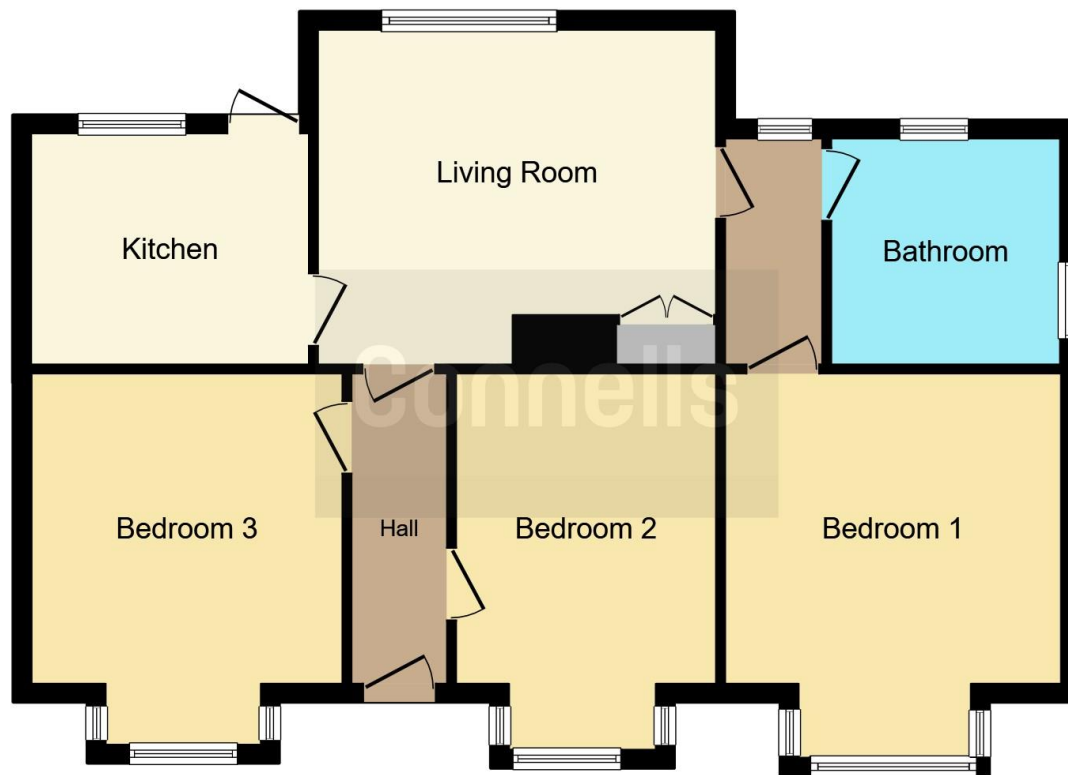
13' 4" x 11' 2" (4.06m x 3.40m)

Bathroom

11' 2" x 12' 1" (3.40m x 3.68m)

Nestled in the picturesque Buckinghamshire countryside, Chearsley is a charming and highly sought-after village situated approximately 7 miles from Aylesbury and 4 miles from Thame. Amenities in the village include The Bell pub, village hall and church. The historic market town of Thame offers more extensive leisure and shopping facilities. There are primary schools located in Cuddington and Haddenham and a secondary school, Lord Williams, in Thame. There are also a number of private schools in the area and several well-regarded grammar schools in Aylesbury. Transport links include a rail service from Haddenham & Thame Parkway, approximately 3.1 miles away (London Marylebone in approx. 39 minutes), and the M40 (Junction 8A) approximately 9.6 miles away.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: F

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Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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