



Parana  
Shupps Lane, Chearsley  
Buckinghamshire, HP18 0DE

To Let £1900pcm

**RB** REASTON BROWN



## A Well Appointed Three Bedroom Semi Detached House, Kitchen Diner, Sitting Room With Log Burner, Enclosed Rear Garden, Off Road Parking For Several Vehicles Set In A Sought After Village

Welcome to this charming family home in the picturesque village of Chearsley, offering a warm and inviting atmosphere for you and your family. Upon entering, you are greeted by a welcoming entrance porch that allows access into the spacious living room. This room features a cozy log burner, perfect for chilly evenings, and overlooks the attractive front garden, providing a peaceful view. Adjacent to the living room, the well-appointed kitchen/diner boasts matching wall and floor cabinets, including an integrated dishwasher and fridge, electric oven and hob with extractor over complemented by elegant wooden worktops and a convenient breakfast bar. This light-filled space includes patio doors that open to the back garden, creating a seamless indoor-outdoor flow. An inner walkway provides additional access to the back garden and has space for a fridge freezer. It also leads to the cloakroom, which is equipped with plumbing for a washing machine and space for a tumble dryer. Upstairs, the first floor comprises three bedrooms, including two doubles and one single, all thoughtfully designed to maximize space and light. A lovely, well-maintained bathroom serves the upstairs bedrooms, featuring modern fixtures and fittings. The landing benefits from a window that lets in ample natural light, enhancing the bright and airy feel of the home. Outside, the front garden is primarily laid to lawn, adorned with colourful flower beds. The enclosed rear garden offers a patio area for outdoor dining, raised vegetable beds for gardening enthusiasts, and a shed for additional storage. The property includes off-road parking for several vehicles at the front, providing convenience for residents and guests. The home is heated by an oil-to-radiator heating system, ensuring comfort throughout the seasons. Softened water throughout the house except in the kitchen sink. This delightful property is perfect for families seeking a home in a serene village setting, with easy access to local amenities.

EPC :- E Council Tax band :- D

### Situation

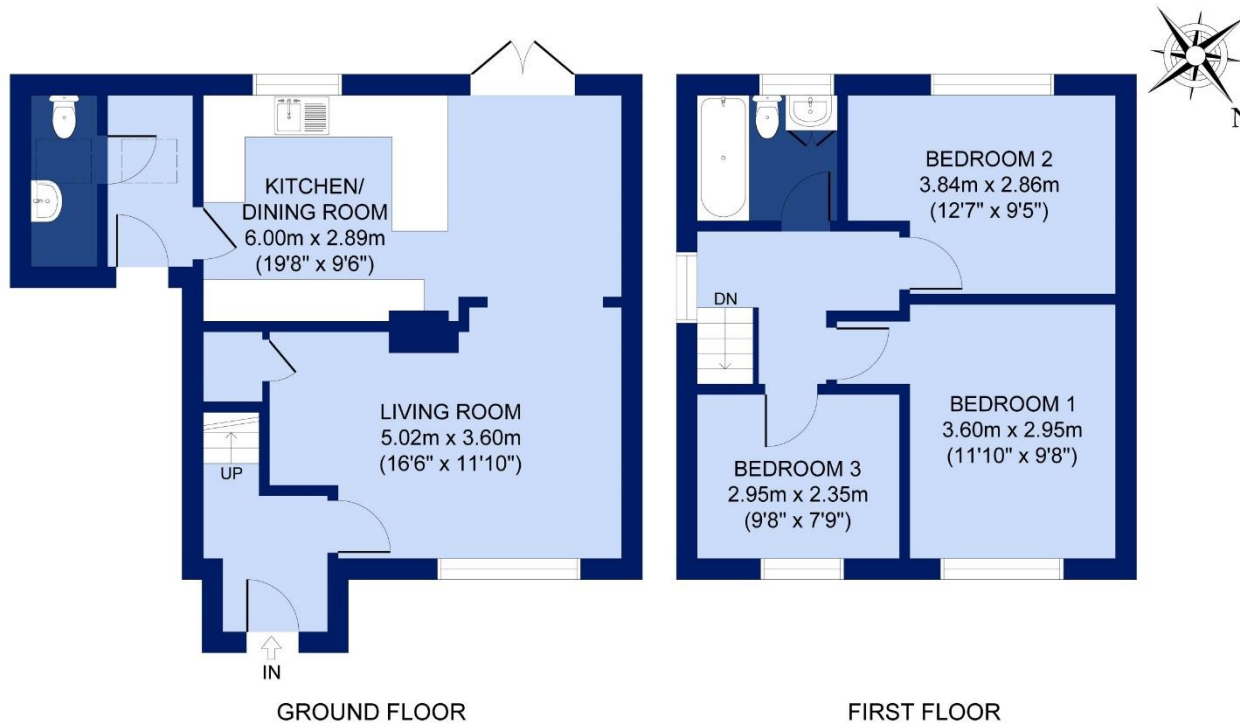
Chearsley is a charming village situated in the beautiful county of Buckinghamshire. Nestled within the Aylesbury Vale district, it is surrounded by the picturesque Chiltern Hills, offering stunning rural landscapes and a welcoming community atmosphere. Enjoying a tranquil setting amidst rolling hills and lush fields. The village's proximity to major towns and cities makes it an attractive location for those seeking the peace of countryside living with convenient access to urban amenities. Despite its small size, Chearsley boasts a vibrant and active community. The village hall is a central hub for local activities and social events, hosting everything from village fairs to fitness classes and club meetings, along with St Nichols Church, parts of which date back to the 12<sup>th</sup> century. The Bell, a popular local pub, provides a cozy and welcoming atmosphere, offering a menu of locally sourced food and drink. It serves as a social gathering place for residents and visitors alike. Chearsley Cricket Club is another key aspect of village life. The surrounding countryside enhances Chearsley's appeal, offering a peaceful retreat with ample opportunities for outdoor activities. The village is encircled by farmland, woodlands, and footpaths that invite exploration and leisurely walks. The village is easily accessible via the M40 motorway, providing links to London and Birmingham. Nearby railway stations at Aylesbury and Haddenham & Thame Parkway offer regular train services to London fastest at just 37 minutes and other destinations, making it an ideal location for commuters seeking a rural lifestyle.











APPROX. GROSS INTERNAL FLOOR AREA 940 SQ FT / 87 SQ M  
 PARANA, SHUPPS LANE, CHEARSLEY, HP18 0DE

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.



Holding Deposit 1 week's rent (calculated as monthly rent x 12 ÷ 52)

Rent in advance = One Month's Rent

Deposit 5 week's rent (calculated as monthly rent x 12 ÷ 52 x 5)

*If you withdraw, provide misleading information on you pre application form or withhold/ delay the referencing process you may forfeit your holding deposit*

*Viewing is Strictly by Appointment through Reaston Brown*

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94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626

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119-121 Park Lane . London . W1K 7AG. Tel : +44(0) 207 079 1589

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