



Middlewood, 9 Elmbrook House,
Cheersley, Buckinghamshire, HP18 0DB

Guide Price £899,950

RB REASTON BROWN

Beautifully Presented Five-Bedroom Family Home In A Quiet Chearsley Lane With Spacious Living Areas, Landscaped Gardens, Garage, Parking For Four Cars And Lapsed Planning For A Ground Floor Extension

Middlewood is set in a quiet lane in the sought-after village of Chearsley, this lovely family home offers bright, spacious accommodation and beautifully kept gardens to the front and rear. The entrance hall feels light and welcoming, with oak-style doors leading to the main rooms. To the left is the internal door to the integral garage, currently used for storage but large enough for a car. The kitchen and dining area are fitted with dove grey shaker-style units and a ceramic tiled floor, with integrated Neff double ovens, a microwave and hob. A side door opens to the garden. At the rear, the family room, currently used as a cinema room is beautifully presented with panelling, hard flooring and double doors leading to the patio and garden. A separate study provides an ideal space for home working. The main sitting room is a generous sized room with excellent natural light, a Victorian-style arched fireplace, decorative panelling and double doors to the terrace. The downstairs cloakroom has attractive tiles and brushed brass fittings. Upstairs are five bedrooms and two bathrooms. The main bedroom has fitted wardrobes, a square bay window to the front and an ensuite with a white large bath and shower. The second bedroom enjoys a dual aspect over the garden, and both the third and fourth bedrooms are doubles with fitted wardrobes. The fifth bedroom is smaller and currently used as a dressing room. The family bathroom has a bath with separate shower, matching antique brass fittings and a tiled floor. The rear garden is private with borders of shrubs and small trees, mainly laid to lawn. With several patio areas, one with outdoor electrics, a fridge and barbecue space. It is enclosed and has side access. The front garden is filled with mature shrubs, another seating area and driveway parking for at least four cars. Heating is oil fired to radiators. Planning consent for a ground floor extension was granted under 21/03518/APP and lapsed on 29 April 2025. LPG Fired Central Heating Council Tax Band: G EPC: D Freehold

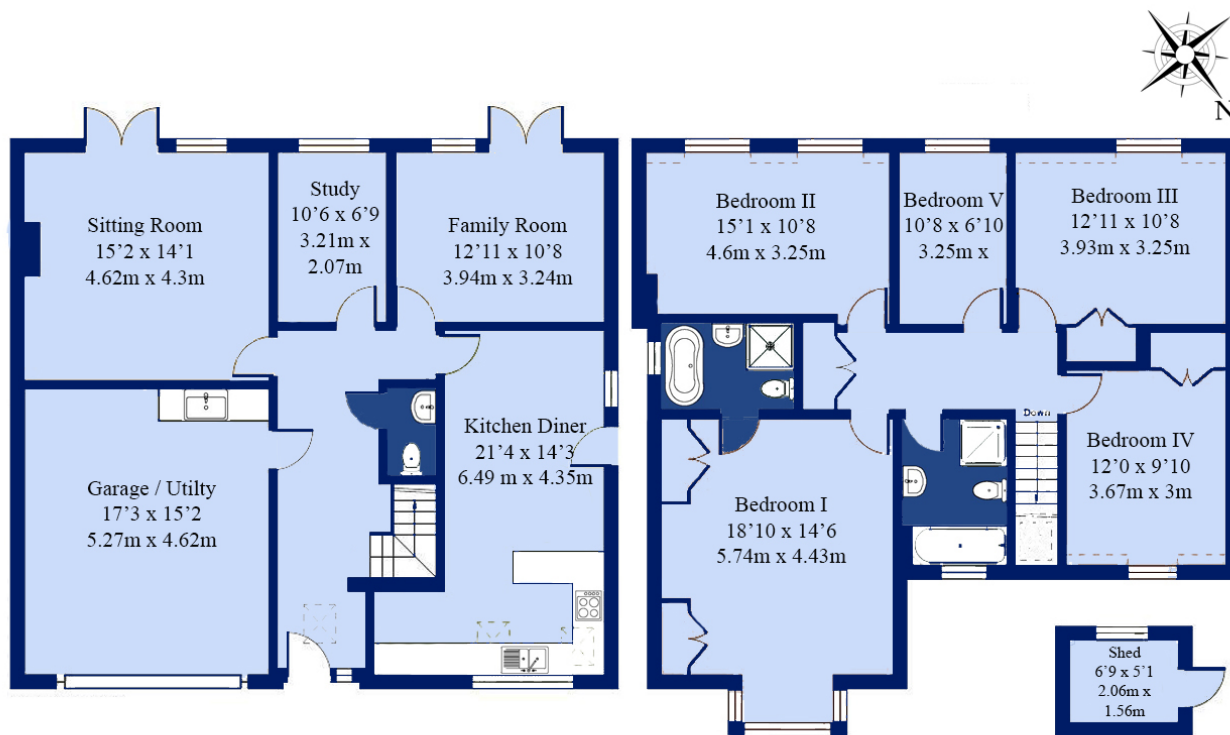
Situation

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.







Approx. Gross Internal Floor Area 2155 Sq Ft / 200 Sq M (Excluding Shed)

9 Elm Brook Close, Chearsley, Buckinghamshire, HP18 0BD

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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