

11 CHEARSLEY ROAD

LONG CRENDON, BUCKINGHAMSHIRE HP18 9BS



HAMNETT
HAYWARD

11 CHEARSLEY ROAD

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An substantial Edwardian five bedroom family home with double garage and mature gardens totalling about 0.3 acres

11 Chearsley Road offers a rare opportunity to acquire a substantial Edwardian family home extended and remodelled six years ago to now offer outstanding living accommodation of character approaching 3000 sq.ft. On entering this elegant home, a generous central entrance hall provides access to all receptions which include the original bay fronted rooms to the front of the house. Currently used as a cozy lounge and large office, both feature contemporary log burners and the office has been fitted with bespoke shelving. Double doors from the office open onto a spacious dining room which in-turn, opens onto a breathtaking 31' contemporary kitchen/family room. This bright and airy space is zoned to include a beautiful modern fitted kitchen with Corian worktops, breakfast bar and integrated Siemens appliances. The large open plan family area features beautiful hardwood bi-fold doors opening onto the rear terrace and garden. The kitchen is served by a large utility room with excellent storage and behind the garage is a cloakroom and a useful boot room currently home to the family retrievers. With a personal door to the garden and the garage the layout is perfect for family pursuits.

The first floor at 11 Chearsley Road does not disappoint. The landing mirrors the spacious entrance hall and could easily be used as a study or reading area. The side extension has created space for an impressive double aspect 21'x 19' Master bedroom with views over the garden complimented by a large en-suite shower room with high quality fittings. There is also a guest bedroom with en-suite shower room and unusually three further double bedrooms served by a modern bathroom suite with separate shower cubicle.

Externally the property is approached via a gravelled drive with mature beech hedgerow providing access to a double garage and EV charging point. To the rear and of particular note are the beautiful secluded gardens. At almost a third of an acre with mature trees and shrubs including a magnificent walnut tree, the gardens are predominantly laid to lawn and have been landscaped to include a large terrace for alfresco dining, deep well stocked borders and an ornamental pond. The garden also features a modern insulated garden studio with full height window making it an ideal home office or hobby room.

“EXTENDED AND REMODELLED IN MORE RECENT YEARS, THIS IMPRESSIVE EDWARDIAN FAMILY HOME IS LOCATED ON A FAVOURED RESIDENTIAL ROAD OFFERING SUBSTANTIAL AND FLEXIBLE ACCOMMODATION ALL SET IN MATURE GROUNDS OF ABOUT 0.3 ACRES”



AT A GLANCE

- Extended and remodelled Edwardian family home set in outstanding mature gardens
- Sought after residential setting in the heart of the village
- Nearly 3000 sq.ft of living space including a vaulted open plan kitchen/family room, five bedrooms and three bathrooms all modernised to a very high standard
- Integral double garage and off street parking
- Popular Buckinghamshire village location with many facilities and excellent communications



SUMMARY

- Spacious Entrance hall
- Cloakroom
- 31' Open plan kitchen/family room
- Utility room
- Living room
- Dining room
- Office/Reception three
- Boot room

- Large landing with space for study area
- Master bedroom with large en-suite bathroom
- Guest bedroom with en-suite shower room
- Three further double bedrooms
- Family bathroom with separate shower

- Off street parking
- Double garage with access to house
- EV charging point
- Mature secluded garden of about 0.3 acres
- Garden studio with power and light
- Solar panels (PV) with tariff feed to Octopus
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- Highly sought after location within a picturesque village setting
- Excellent facilities within the village
- Dual catchment schooling for Lord Williams and Thame & Bucks Grammar
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway



Chearsley Road, Aylesbury, HP18

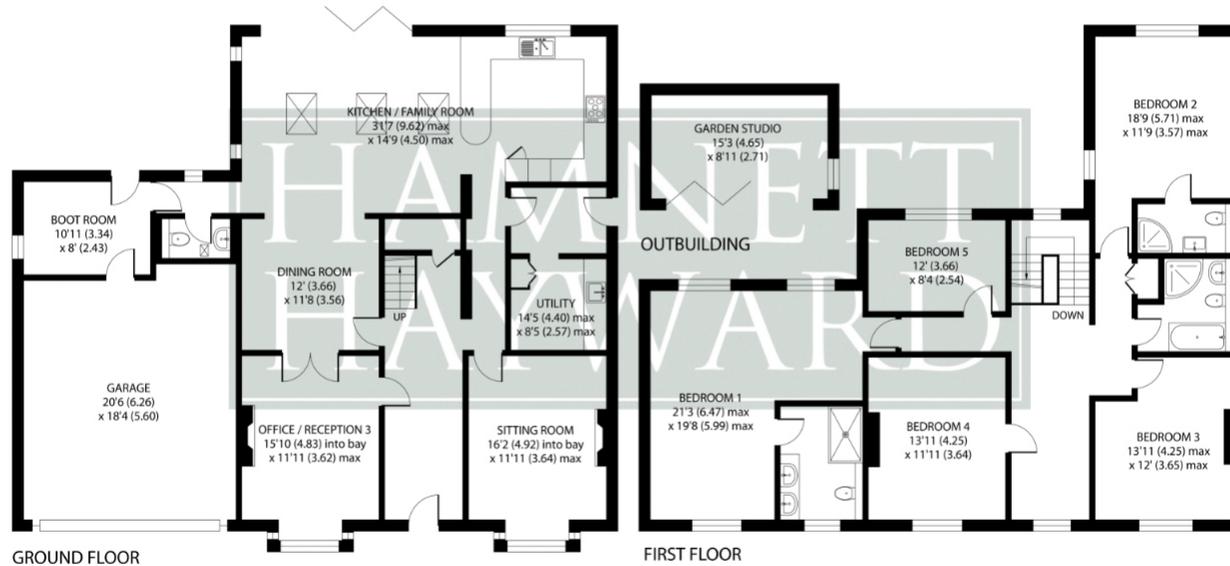
Approximate Area = 2839 sq ft / 263.7 sq m

Garage = 387 sq ft / 36 sq m

Outbuilding = 136 sq ft / 12.6 sq m

Total = 3362 sq ft / 312.3 sq m

For identification only - Not to scale



LOCATION

LONG CRENDON boasts an unrivalled array of beautiful character properties spanning many centuries. Its long meandering high street is bound at one end by an impressive 14th Century grey limestone Church and set amongst a picturesque mixture of colour washed houses and cottages, mostly of the 17th Century. The remainder of Long Crendon consists of a pleasant mix of both period and contemporary property and enjoys a good range of facilities including post office, butchers, general stores, a coffee shop, numerous sporting clubs including tennis and cricket, churches catering for all denominations. The Churchill Arms is a popular public house with a highly regarded Thai restaurant. For schooling, the village has an excellent primary school, feeding into both the reputable Lord Williams comprehensive school in Thame and the Aylesbury Grammar Schools. A number of good private schools are also situated close by including Ashfold preparatory school and Stowe school. For the commuter the M40 motorway is within just seven miles, connecting to London & Birmingham and a railway station is located at nearby Haddenham & Thame for a comprehensive service into London Marylebone (under 40 minutes)

ADDITIONAL INFORMATION

Services: Mains water, Drainage, Gas & Electricity

Heating: Gas fired central heating

Solar PV: Tariff currently with Octopus

Energy Rating: Band C- 79, Potentially Band C- 79

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP18 9BS

Council Tax Band: G

Tenure: Freehold

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rlxhocom 2025. Produced for Hamnett Hayward Ltd. REF: 1405530



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