



Brae House, 19 Chearsley Road,  
Long Crendon, Buckinghamshire  
HP18 9BS

Offers In Excess Of  
£800,000

**RB** REASTON BROWN



**Captivating Four-Bedroom Edwardian: Timeless Allure, Contemporary Comforts, Spacious Living. Bright Hallway, Elegant Sitting Room with Bay Window Dining/Study, Country-Style Kitchen, Expansive Garden, Adaptable Home Office. Gravelled Driveway & Garage. Close to Recreation Ground.**

**\*\* Planning Permission Granted August 2021, As Shown In The Second Floorplan Below \*\***

This enchanting four bedroom Edwardian house is captivating with its timeless allure and inviting ambiance. The property seamlessly blends classic charm with contemporary comforts. Upon entering, the bright hallway allows access to the lower level rooms. The spacious sitting room greets you with warmth, featuring a sash bay window that floods the space with natural light and lofty ceilings. Its centre piece is a magnificent Edwardian fireplace. Adjacent to the sitting room, the dining room/study provides a serene retreat, with built-in shelving and garden views, perfect for those who work from home. Continuing through the hallway, you'll discover the heart of the home: the country-style kitchen, with bespoke solid wooden cabinets and an integrated double cooker. A cozy built-in seating area overlooks the garden, while a convenient downstairs cloakroom enhances the home's functionality. Ascending the stairs, three bedrooms await, with the master bedroom boasting ample natural light and built-in wardrobes. The family bathroom features a bath with shower over. A second staircase leads to bedroom four, offering views over the expansive garden. Outside, the captivating garden boasts a sun terrace surrounded by large shrubs and trees, perfect for outdoor relaxation. The lush lawns and an elongated garden further contribute to the charm. At the bottom of the garden, you will find an adaptable home office or summer house retreat, complete with electricity, offers supplementary serene areas for both work and leisure. To the front a gravelled driveway and a single garage. The front is finished with mature hedges which completes the picturesque scene. Gas heating to radiators throughout. Brae House is a stones throwaway for Long Crendon recreational ground (across the road) with a variety of sporting facilities.

Planning granted August 2021 Ref: 21/01105/APP. Increasing from 1953 Sq Ft to 2593 Sq Ft

It has an EPC rating of E and falls under Council Tax E.

### Situation

**Long Crendon** is a highly desirable village on the borders of Oxfordshire and Buckinghamshire, two miles from the Market town of Thame. Long Crendon was originally called Crendon name dating back to Saxon times. The village benefits from a health centre, several shops, a film club, a tennis club, a library, various churches gastronomic pubs and restaurants, a recreation ground, and a sought-after primary school and preparatory school facilities available at Ashfold in nearby Dorton.

The M40 is within easy travelling distance for access to London, Birmingham and the Northern networks. Nearby Haddenham and Thame railway station provides access to London Marylebone in approximately 37 minutes (fast train).

*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 1930 SQ FT / 179 SQ M  
BRAE HOUSE, 19 CHEARSLEY ROAD, LONG CRENDON, HP18 9BS

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.



APPROX. GROSS INTERNAL FLOOR AREA 2593 SQ FT / 241 SQ M  
PROPOSED EXTENSION - BRAE HOUSE, 19 CHEARSLEY ROAD, LONG CRENDON, HP18 9BS

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