



# Donnalea, Aylesbury Road, Chearsley, Buckinghamshire, HP18 0BS



## Accommodation

### Ground Floor

Entrance Hall, Sitting Room, Dining Room, Kitchen, Utility Room, Cloakroom.

Two Bedrooms, Bathroom.

### Outside

Garden, Driveway Parking, Garage.

## Donnalea

Situated in an elevated position in this highly desirable Buckinghamshire village, this is a detached, 2/3 bedroom bungalow with planning permission granted for first floor, side and rear extensions to create a substantial family home of approximately 2,100 sq ft – *Buckinghamshire Council Planning Application 18/02089/APP*. Potential for self-contained annexe or home workspace.

To the front of the property there is driveway parking for several vehicles, leading to a single garage. To the rear, there is a beautiful, good size, enclosed garden.

For Sale by Auction on 11<sup>th</sup> February 2021, unless sold prior.



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## Chearsley

Chearsley is a highly sought-after village which benefits from a village shop, a village hall, a church, a popular family pub and a nursery school. There is a well-regarded primary school in the neighbouring village of Cuddington. There is a vibrant village community and an active cricket club.

For a wider selection of amenities, Long Crendon is about 2 miles away and the historic market town of Thame is about 4 miles away in South Oxfordshire whereupon a wide range of leisure and sporting facilities, pubs, cafés and restaurants and high street stores are to be found.

Haddenham and Thame Parkway Railway Station, with fast trains to London Marylebone, Birmingham and Oxford, is situated about 3½ miles away, making this an ideal commuter home.



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## Directions

From our town centre offices, depart Thame on the B4011 in a north-westerly direction towards Long Crendon. Continue into Long Crendon and, at the roundabout, turn right onto the Chearsley Road. Proceed to Chearsley, continue into the village and around the sharp right hand bend into Aylesbury Road. Donnalea can be found after a short distance on your left, indicated by our For Sale board.

## Transport Links

M40 Motorway (Junction 7) - 8 miles

Haddenham and Thame Parkway railway station - 3.5 miles

Local Bus service – No.110

## Services

Mains electricity, water and drainage. Oil fired central heating.

## Broadband

Average broadband speed within this postcode is 68Mb per second.

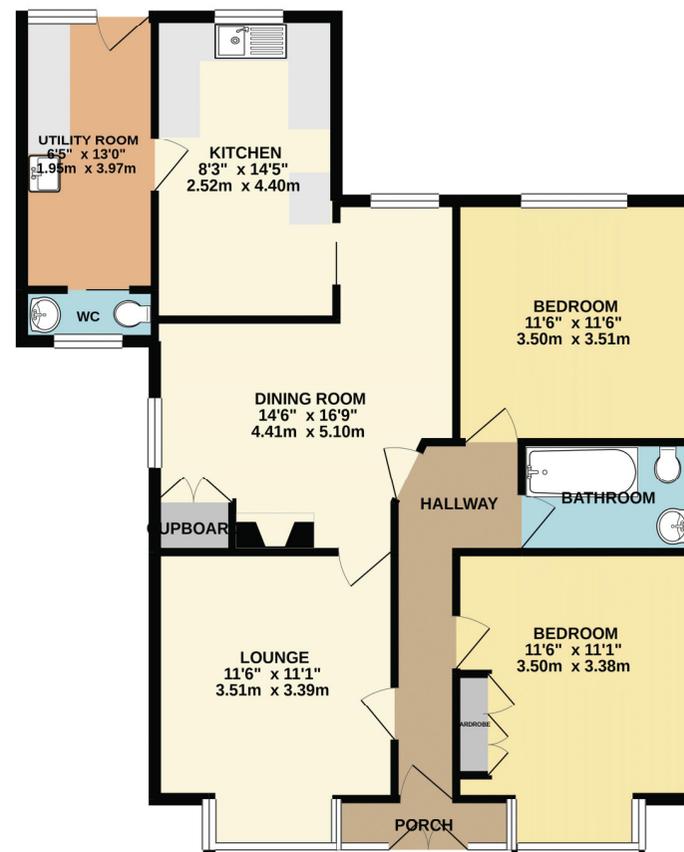
## Local Authority

Buckinghamshire Council – Tax Band F.

## Tenure

Freehold.

GROUND FLOOR  
959 sq.ft. (89.1 sq.m.) approx.



TOTAL FLOOR AREA: 959 sq.ft. (89.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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