

ODYSSEY

AYLESBURY ROAD CHEARSLEY NR THAME BUCKINGHAMSHIRE HP18 0BS



HAMNETT
HAYWARD

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A unique contemporary five bedroom home designed by a leading firm of Oxford architects, constructed to an outstanding standard.

Completed in 2014 Odyssey sits in a secluded half acre plot. It is just 2.7 miles from Haddenham and Thame station with its fast services to Marylebone and Oxford.

The architects answered a demanding brief with a wonderful layout which provides both open plan living and privacy. On entering the house the sense of light and space is immediately apparent. Off the generous sized hall is a large cloakroom, and a study.

The stunning kitchen/dining room is the focal point of the home, with generous space for everyday family living and entertaining. Bi-fold doors open onto a terrace and the south-facing garden. A walk-in pantry adds a minor note of delight. A separate utility room is adjacent to the plant room.

There are two further reception rooms which continue the theme of light and space. The living room has bi-fold doors onto a second south facing terrace. The family room has stylish full height windows flanking a granite hearth. Both rooms have "Hwam" log burners.

The two principal bedrooms have dramatic vaulted ceilings and en-suite bathrooms. The south-facing bedroom has a full height feature window and a balcony overlooking the rear garden. The guest bedroom also has an en-suite, and two further double bedrooms are served by a spacious family bathroom.

Energy efficiency is designed into the house with an air-source heat pump, high levels of insulation and under-floor heating throughout. Electric gates, a video phone entry system and established boundaries provide security and privacy.

The main garden to the rear is south-facing and gets virtually all day sun. Mainly laid to lawn the gardens has been landscaped for low maintenance. The entire plot is set in mature grounds and bound by natural screening and Wychert walls (a local feature).

The brick built two car garage, with electric doors has a studio above accessed by a spiral staircase. A large forecourt has ample parking.

"A RARE OPPORTUNITY TO ACQUIRE A SPACIOUS HIGH QUALITY HOME THAT COMBINES THE 'WOW' FACTOR WITH PRACTICALITY AND ALL THE ADVANTAGES OF MODERN DESIGN AND BUILD"



AT A GLANCE

- Unique contemporary design spread over four levels
- Exceptional open plan living space including three receptions and five bedrooms
- Outstanding specification and bespoke finish throughout
- Additional living space over garage
- Established half acre south facing plot
- Total floor area 3,423 sq.ft/318 sq.m



SPECIFICATION

- Cucina Colore Futura gloss lustre German fitted kitchen with quartz Silestone worktops and integrated Miele appliances
- Beautiful modern bathroom suites fitted with Villeroy & Boch sanitary ware and Hansgrohe showers
- Contemporary oak tread staircases with glazed aluminium balustrade
- Bespoke bi-fold double glazed doors & windows
- Two split level granite terraces with low level cedar clad walls and integrated lighting
- Unique glazed balcony overlooking the rear gardens
- Contemporary "Hwam" log burners
- Air source heat pump (Hitachi)
- Solid concrete floors on all levels and under-floor heating throughout
- Porcelain tiled floors to hall, kitchen, utility, cloakroom and bathrooms. Fully carpeted to remaining rooms
- Electric entrance gates with video phone system
- Plant room
- Sophisticated programmable LED lighting system professionally designed by a lighting architect with many light fittings included
- Pre-wired for security cameras, ceiling speakers and CAT 6 Ethernet in selected areas
- Remainder of 10 Year NHBC Warranty

NOT TO SCALE

Total approx. floor area 3423 sq.ft. / 318 sq.m



Odyssey, Aylesbury Road, Chearsley, Buckinghamshire

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in the specification have not been tested by Hamnett Hayward and no guarantee as to their operating ability or their efficiency can be given.

LOCATION

Chearsley is a traditional Buckinghamshire village in the Vale of Aylesbury, documented by Nickolus Pevsner (Buildings of England Buckinghamshire). A thriving place it has a village green, thatched pub, convenience store, a medieval church, cricket club, and village hall all within a few minutes walk of the house. There are many signed footpaths with local walks.

Nearby Thame is a bustling market town with many independent shops, a Waitrose, a weekly market, a theatre and a wide range of sports/leisure facilities.

There are excellent state and private schools within easy reach, and Chearsley is within the catchment area for Aylesbury's three grammar schools.

TRAVEL

Thame - 3.5 miles

M40 Motorway (Junction 7) - 7.8 miles

Oxford - 20 miles

Haddenham & Thame Parkway mainline station - 2.7 miles

London Marylebone - from 36 minutes

Oxford Parkway - from 23 minutes

ADDITIONAL INFORMATION

Services: Mains water, and electricity

Heating: Energy efficient heat source system with additional gas fired back up boiler to under floor heating on all levels

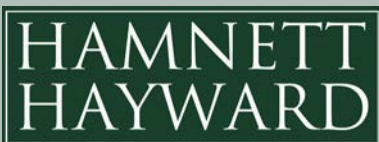
Energy Rating: Current B (84) Potential B (88)

Local Authority: Aylesbury Vale District Council

Postcode: HP18 0BS

Council Tax Band: G

Broadband: Currently BT Infinity. Speed test results 26/04/17 = 60 Mbps (Download) 19Mbps (Upload)



HAMNETT HAYWARD

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