



**Connells**

Conifer Aylesbury Road  
Cheersley Aylesbury





### Property Description

Welcome to Conifer, a charming and beautifully presented detached family home nestled in the heart of the sought-after village of Cheersley. This delightful three-bedroom residence offers the perfect blend of rural tranquillity and modern convenience, making it an ideal choice for families or anyone looking for a peaceful lifestyle within easy reach of local amenities.

Set back from the road, the property boasts a generous driveway and a detached garage, providing ample off-street parking. The front garden is neatly landscaped, enhancing the home's attractive kerb appeal. Inside, the home offers well-balanced accommodation with a bright and spacious living area, a well-appointed kitchen, and a dining space ideal for family meals or entertaining guests. The three bedrooms are well-proportioned, with natural light pouring in from all sides. A family bathroom completes the interior layout, offering a clean and contemporary finish.

To the rear, the garden is a true highlight - a private, well-maintained outdoor space perfect for relaxing or al fresco dining. Whether you're enjoying summer evenings or looking for space for children to play, this garden offers versatility and privacy.

## Hall

29' 1" x 8' 5" ( 8.86m x 2.57m )

## Utility

6' 5" x 5' 8" ( 1.96m x 1.73m )

## W/C

6' 7" x 2' 9" ( 2.01m x 0.84m )

## Kitchen/ Breakfast Room

11' 7" x 18' 8" ( 3.53m x 5.69m )

## Sitting Room

12' 4" x 11' 9" ( 3.76m x 3.58m )

## Hall

12' 7" x 7' 5" ( 3.84m x 2.26m )

## Bedroom One

11' 6" x 11' 7" ( 3.51m x 3.53m )

## Bedroom Two

12' 7" x 10' 4" ( 3.84m x 3.15m )

## Bedroom Three

8' x 9' 1" ( 2.44m x 2.77m )

## Bathroom

7' 8" x 6' ( 2.34m x 1.83m )

## Garage

17' 7" x 8' ( 5.36m x 2.44m )

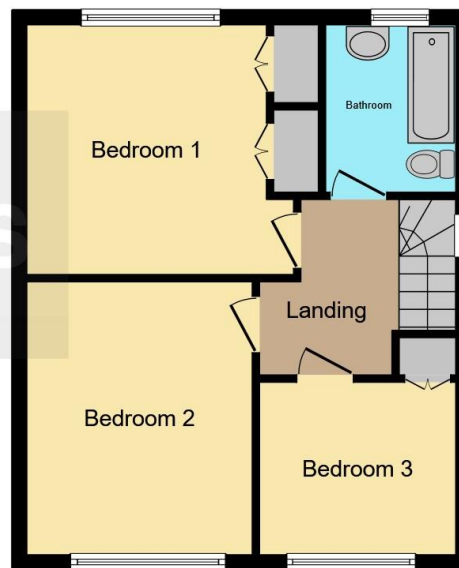
Located in the picturesque Buckinghamshire countryside, Chearsley is known for its traditional village charm, and excellent transport links to nearby towns such as Aylesbury and Thame. With good schools, countryside walks, and a welcoming local pub nearby, Conifer offers a wonderful lifestyle opportunity.







**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

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Tenure: Freehold



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