

TREE HOUSE

BOTTOM ORCHARD, CHEARSLEY, BUCKINGHAMSHIRE. HP18 0DF



HAMNETT
HAYWARD

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BUCKINGHAMSHIRE HP18 0DF

A four/five bedroom chalet style family home with annexe wing, double garage and mature secluded garden

Tree House is a mature chalet style family home constructed from attractive stock brick elevations under a clay tiled roof forming part of a courtyard setting of just three homes. With generous accommodation approaching 2000 sqft, the property has been renovated and remodelled in more recent years to now provide a lovely modern interior and the flexibility of an annex wing with private access from the main house.

On entering the property a large reception hall with guest cloakroom provides access to a 24' open plan kitchen/dining room re-fitted with a bespoke range of walnut and painted units with contrasting black and white stone worktops. This beautiful kitchen has integrated appliances and a Rangemaster oven and is served by a utility room with internal access to the garage. The main house also includes a 24' sitting room with log burning stove and a generous family room both featuring beautiful oak floors. The annex can be accessed from the living room and includes a further reception room with double doors leading to the garden, shower room and 17' first floor bedroom with its own staircase.

First floor accommodation in the main house includes a lovely principle bedroom with build-in wardrobes and a very generous en-suite bathroom fitted with a luxury range of sanitary ware including a free standing roll top bath, separate shower cubicle and twin basins. The two remaining bedrooms are served by a modern bathroom.

Externally Tree House is approached by a large open plan courtyard with parking for a number of vehicles which in turn provides access to a double garage. The rear gardens offer a good degree of seclusion, are raised and laid mainly to lawn with a lower terrace and an upper deck with covered area ideal for entertaining. The property offers a tranquil setting being located just off an idyllic no-through single track lane which leads to the village church.

“ONE OF ONLY THREE SUBSTANTIAL FAMILY HOMES LOCATED IN A ‘TUCKED AWAY’ COURTYARD SETTING WITHIN THE HEART OF THIS PICTURESQUE BUCKINGHAMSHIRE VILLAGE”



AT A GLANCE

- Spacious four bedroom family home set in a courtyard setting
- Annex wing with private access
- Bespoke fitted kitchen and high quality contemporary sanitary ware
- Secluded mature garden
- Tucked away location off a single track no-through lane



SUMMARY

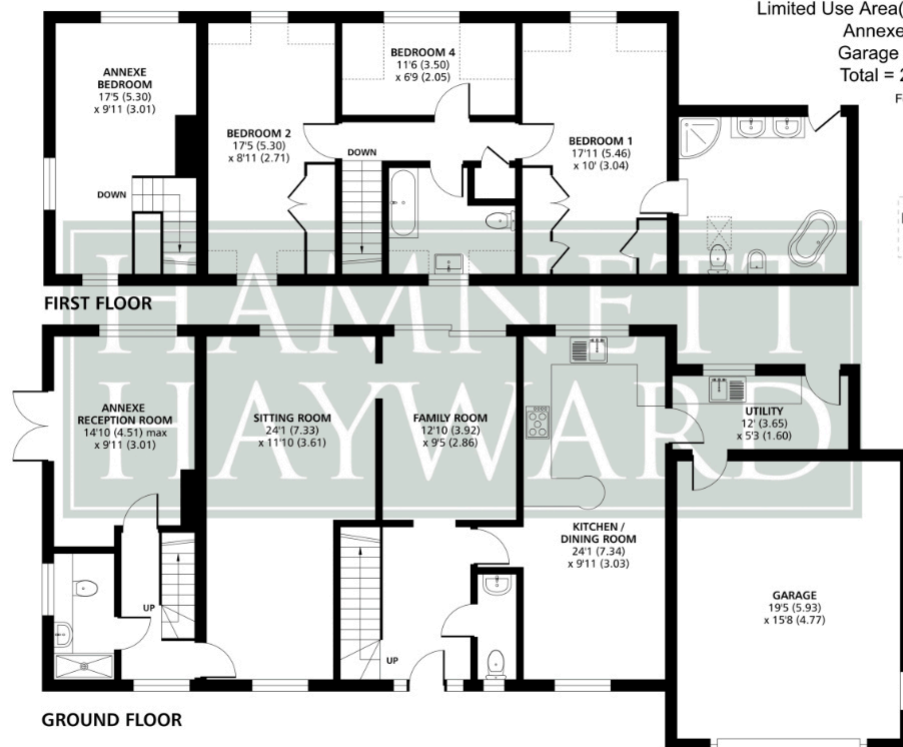
- Reception hall
- Cloakroom
- Sitting room
- Kitchen/dining room
- Utility room
- Family room
- Principle bedroom with en-suite bathroom room
- Two further bedrooms in main house
- Family bathroom
- Annex wing consisting of reception, bedroom and shower room with private access
- Double garage
- Extensive off street parking
- Lovely location set on single track lane
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- NO UPWARD CHAIN



Church Lane, Chearsley, HP18

Approximate Area = 1471 sq ft / 136.6 sq m
Limited Use Area(s) = 72 sq ft / 6.6 sq m
Annexe = 411 sq ft / 38.1 sq m
Garage = 304 sq ft / 28.2 sq m
Total = 2258 sq ft / 209.5 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hamnett Hayward Ltd. REF: 1165626

LOCATION

CHEARSLEY is a traditional Buckinghamshire village located within the Vale of Aylesbury. The village is well documented by Nikolaus Pevsner (Buildings of England – Buckinghamshire) as “One of the best villages in the Vale of Aylesbury in which to see witchert, which appears in most of the older houses and the boundary walls”. This attractive village engenders a good community spirit and offers excellent local facilities including a church, The Bell public house, a village store, a thriving cricket club and Under 5’s playgroup in the village. Further cultural, shopping and leisure facilities are available in Thame, Aylesbury and Oxford. The nearby village of Cuddington has a reputable infant school and an association with Dinton church of England school. There are also excellent state and private schools within easy reach including Waddesdon church of England School and further Grammar schools in Aylesbury. There is easy access to the M40 Motorway at junctions 7 or 8a for access to London and the midland motorway network. Mainline railway services are available only 4.5 miles away at Haddenham & Thame Parkway for the Chiltern Line Services to London Marylebone taking approximately 37 minutes.

ADDITIONAL INFORMATION

Services: Mains water, Gas & Electricity

Heating: Oil fired central heating to radiators.

Energy Rating: Current D (60) Potential C (79)

Local Authority: Buckinghamshire Council Aylesbury Vale area

Postcode: HP18 0DF

Council Tax Band: G

GUIDE PRICE £925,000



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