

3 STONEY FURLONG

CHILTON ROAD, CHEARSLEY, BUCKINGHAMSHIRE. HP18 0PF



HAMNETT
HAYWARD

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CHEARLSEY, BUCKINGHAMSHIRE HP18 0PF

A substantial detached family home featuring a stunning open plan kitchen/dining/family room, two further receptions and four bedrooms all set in a lovely mature part walled garden

3 Stoney Furlong is an elegant double fronted family home constructed eight years ago in a classic Georgian style offering exceptional internal space including a breathtaking 40' part vaulted open plan kitchen/dining/family room with contemporary bi-fold doors opening onto the rear terrace and gardens. This outstanding room has been fitted with a bespoke Shaker style range of base and wall units, integrated Siemens appliances and substantial central island with Silstone worktops. Ground floor accommodation also includes a generous entrance hall, cloakroom, triple aspect living room with wood burning stove, spacious double aspect study/playroom and utility room.

On the first floor the property features a spacious galleried landing and walk-in storage cupboard. The bedroom layout includes a wonderful principal suite complete with built-in wardrobes and en-suite bathroom enjoying panoramic views over the adjoining cricket field, a sizeable guest bedroom, again with built-in wardrobes with en-suite shower room, and two further double bedrooms served by a spacious family bathroom.

Externally 3 Stoney Furlong enjoys a unique setting with part walled landscaped gardens laid mainly to lawn with patio area, which in turn lead to a detached double garage which has been partially converted into a home office. With bi-fold doors opening onto the garden and a window overlooking the cricket field this wonderful space has been converted to a high standard. The remaining single garage has an electric door, power and light.

Forming part of a most attractive cul-de-sac development this beautiful home offers an impressive specification including underfloor heating to the ground floor, low energy LED down lighters to kitchen, bathrooms, hall and selected areas, air source heat pump, and a high level of insulation.

“A STYLISH FOUR BEDROOM FAMILY HOME CONSTRUCTED TO EXACTING STANDARDS BY RECTORY HOMES FORMING PART OF A CHARMING DEVELOPMENT OF ONLY EIGHT INDIVIDUAL HOMES ADJOINING THE VILLAGE CRICKET FIELD”



AT A GLANCE

- Attractive Georgian style family home forming part of a charming cul-de-sac development adjoining the picturesque village cricket field
- Outstanding 40' part vaulted kitchen/dining/family room and two further receptions
- Four good sized bedrooms, two en-suites and family bathroom
- Home office, mature enclosed gardens to front and rear aspects, garage and off street parking



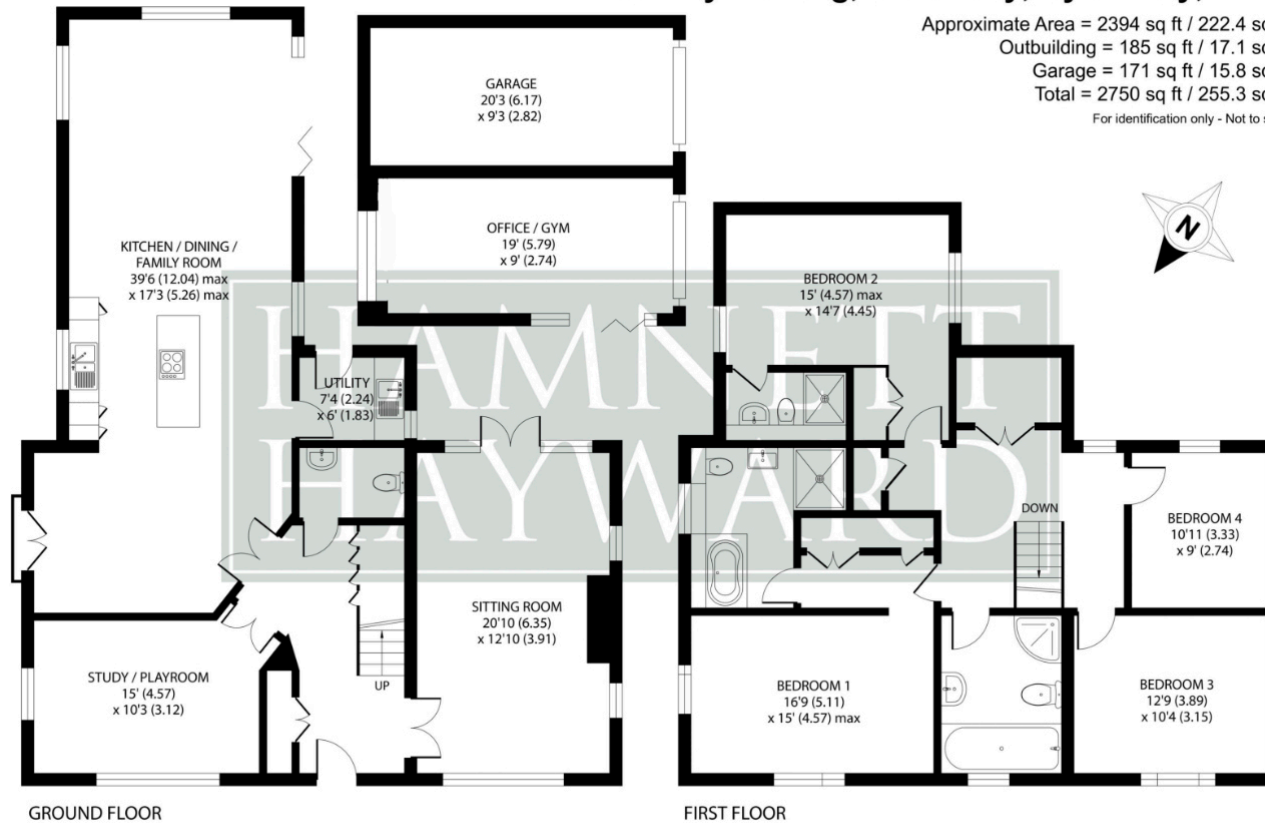
SUMMARY

- Reception hall
- Cloakroom
- Sitting room with log burning stove
- Study/playroom
- 40' part vaulted kitchen/dining/family room with bi-fold doors opening onto garden
- Utility room
- Principal bedroom with en-suite bathroom including separate shower
- Guest bedroom with en-suite shower room
- Two further bedrooms
- Family bathroom with separate shower
- Substantial home office with bi-fold doors opening onto garden
- Garage with electric door
- Enclosed garden to both front and rear aspect adjoining the village cricket field
- Sought after development of just eight character homes constructed in 2016
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway

Stoney Furlong, Chearsley, Aylesbury, HP18

Approximate Area = 2394 sq ft / 222.4 sq m
Outbuilding = 185 sq ft / 17.1 sq m
Garage = 171 sq ft / 15.8 sq m
Total = 2750 sq ft / 255.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hamnett Hayward Ltd. REF: 1213917

LOCATION

Chearsley is a charming village nestled in the picturesque countryside of Buckinghamshire. With its roots tracing back to medieval times, the village exudes a timeless appeal, characterised by its historic buildings and tranquil surroundings with picturesque walks through the village and surrounding rural environment. This attractive village engenders a good community spirit and offers excellent local facilities including a church, The Bell public house, a thriving cricket club, recently built village hall with playground and a preschool. Further cultural, shopping and leisure facilities are available in Thame, Aylesbury and Oxford. The nearby village of Cuddington has a reputable infant school. There are also excellent state and private schools within easy reach 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 4.3 miles away at Haddenham & Thame Parkway for the Chiltern Line Services to London Marylebone taking approximately 37 minutes.

ADDITIONAL INFORMATION

Services: Mains water, drainage and electricity

Heating: Air source heat pump to under floor and wet radiator system

Tenure: Freehold

Energy Rating: Current B (84) Potential B (91)

Local Authority: Buckinghamshire Council Aylesbury Vale area

Postcode: HP18 0PF

Council Tax Band: G

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42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: thame@hamnetthayward.co.uk