

MEADOW VIEW

LAMMAS LANE, CHEARSLEY, BUCKINGHAMSHIRE. HP18 0BW



HAMNETT
HAYWARD

MEADOW VIEW

CHEARLSEY, BUCKINGHAMSHIRE HP18 0BW

A three bedroom detached bungalow with garage, landscaped gardens and modern home studio situated on a no-through lane

Meadow View offers the rare opportunity to acquire an individual detached bungalow constructed in the 1980's from red brick elevations under a clay tiled roof which in more recent years has been extensively modernised to now offer contemporary accommodation of a very high standard.

On entering the property via a recently constructed entrance vestibule, a long entrance hall with oak flooring provides access to all rooms including a stunning 22' x 17' double aspect living/dining room with beautiful views over the surrounding country side. This lovely room includes a working fireplace, oak flooring and a recently upgraded sliding patio door leading to the rear garden. Across the hall is a well planned kitchen/breakfast room fitted with a quality range of timber base and wall units with granite worktops and a selection of integrated appliances, range oven and extractor hood over. The kitchen also features a breakfast bar and utility area with second sink and the floor has been laid with beautiful Italian tiles.

The property also has the benefit of three bedrooms with the master being located at the rear with an en-suite shower room and built-in wardrobes. The two remaining bedrooms both include built-in wardrobes and are served by a modern bathroom suite complete with separate shower cubicle. Both bathrooms and the kitchen have electric underfloor heating.

Externally and of particular note is the beautiful setting for Meadow View. Located along a single-track no through lane, the bungalow enjoys stunning elevated views to the front aspect which in turn leads to a driveway for two cars and integral extra wide single garage with electric up and over door. The rear gardens offer a secluded south-westerly aspect and have been landscaped with minimum maintenance in mind. Set beyond the large terrace are well stocked raised borders that elevate to the rear boundary with a pathway leading to a raised platform featuring a modern home studio. This lovely workspace has bi-fold doors, electric, broadband and has been insulated to a high level so it can be used throughout the year. A rear gate provides access to a pathway leading to the village centre.

“AN INDIVIDUAL MODERN THREE BEDROOM BUNGALOW LOCATED IN AN ENVIABLE POSITION ADJOINING ROLLING COUNTRYSIDE ON THE FRINGE OF CHEARSLEY VILLAGE”



AT A GLANCE

- Individual three bedroom bungalow in idyllic setting with open views
- Updated to a very high standard through out including new air source heating
- Private south-westerly facing garden with large terrace and mature raised borders
- Detached modern home studio with bi-fold doors
- Picturesque village location with excellent connections to London Marylebone (37 minutes)



SUMMARY

- Entrance hall
- Kitchen/breakfast room
- 22' open plan living/dining room
- Master bedroom with en-suite shower room
- Two further bedrooms
- Bathroom with separate shower cubicle
- Integral garage
- Garden studio
- Off street parking
- Secluded gardens
- Outstanding open views
- Excellent access to Haddenham & Thame parkway for access into London Marylebone (under forty minutes)

Meadow View, Lammas Lane, Chearsley, Aylesbury, HP18

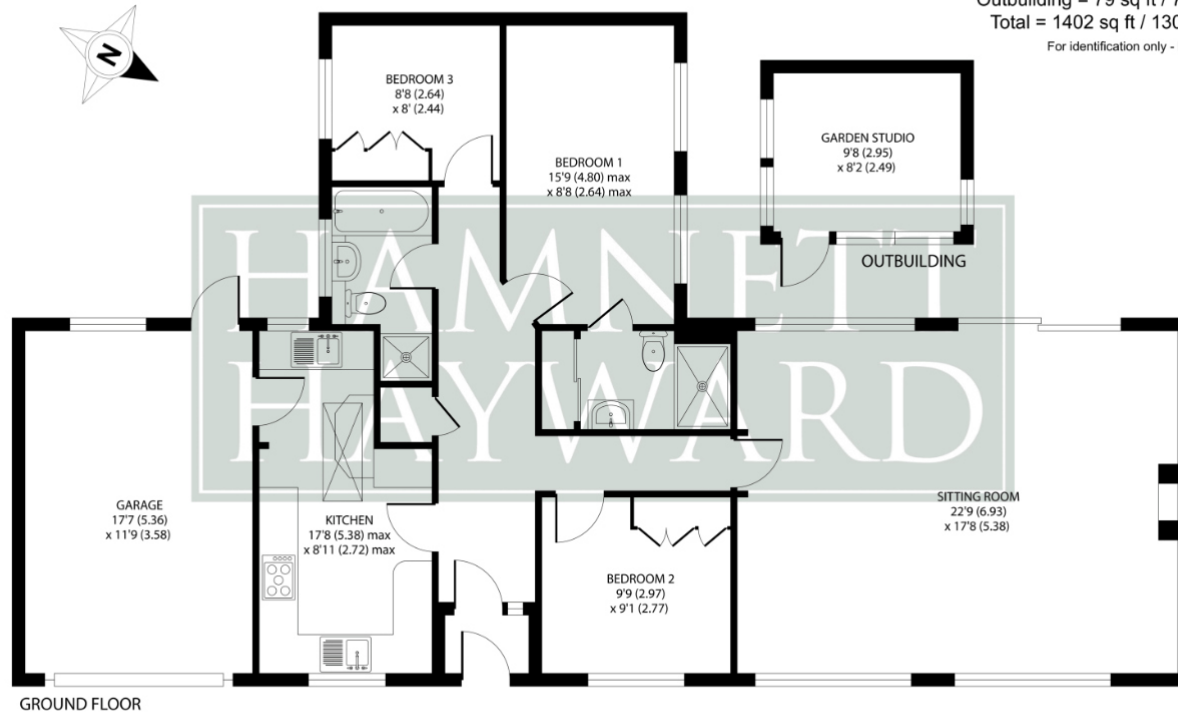
Approximate Area = 1115 sq ft / 103.5 sq m

Garage = 208 sq ft / 19.3 sq m

Outbuilding = 79 sq ft / 7.3 sq m

Total = 1402 sq ft / 130.2 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). © nitchcom 2025. Produced for Hamnett Hayward Ltd. REF: 819615

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 radiators

Tenure: Freehold

Energy Rating: Current E (47) Potential C(74)

Local Authority: Buckinghamshire Council Aylesbury Vale area

Postcode: HP18 0BW

Council Tax Band: F

GUIDE PRICE
£729,950

**HAMNETT
HAYWARD**

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