

AMBERLEIGH

24 CHEARSLEY ROAD, LONG CRENDON, BUCKINGHAMSHIRE HP18 9AW



HAMNETT
HAYWARD

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A mature six bedroom family home with triple garage and mature gardens totalling about 0.7 acres

Upon entering this outstanding home, you are welcomed by a spacious entrance hall with cloakroom, providing access to all principal reception rooms. The heart of the house is a stunning 25-foot double-aspect sitting room featuring a contemporary gas fire, which flows seamlessly into an impressive conservatory with double doors opening onto the rear terrace and gardens.

The kitchen/breakfast room has been thoughtfully updated in recent years and now offers a sleek range of modern units with granite worktops, an Aga range cooker, integrated appliances, and an American-style fridge freezer. An adjoining utility room provides additional practicality. The ground floor also includes a formal dining room and a sunny family room, the latter boasting a full-height picture window with uninterrupted views over the garden and open farmland beyond. Upstairs, the first floor offers six bedrooms. The principal suite is particularly appealing, complete with a walk-in wardrobe and a large en-suite bathroom featuring a separate shower. The guest bedroom also enjoys an en-suite and a full-height picture window overlooking the rear garden. Four further bedrooms are served by a spacious family bathroom, which includes a Jacuzzi bath and separate shower.

Outside, the property is approached via an impressive gravel driveway leading to a triple garage and generous turning area, bordered by a neatly maintained lawn. Above the garage lies a full-width room accessed internally, offering excellent potential for conversion into a self-contained flat or home office. The rear gardens are a peaceful and private haven, mainly laid to lawn with a harmonious blend of hard and soft landscaping. Mature herbaceous borders, trees and shrubs add colour and structure throughout the seasons. A spectacular elevated terrace spans the width of the property, providing multiple areas for alfresco entertaining while taking full advantage of the far-reaching views across the surrounding countryside. Totalling almost three quarters of an acre, the gardens and grounds are a particular feature of this outstanding family home.

“A TRULY IMPRESSIVE FAMILY HOME LOCATED ON A FAVOURED RESIDENTIAL ROAD OFFERING SUBSTANTIAL AND FLEXIBLE ACCOMMODATION SET IN MATURE GROUNDS”



AT A GLANCE

- Impressive mature family home set in outstanding plot with far reaching views
- Sought after residential setting on the fringe of the village
- Nearly 3200 sq.ft of living space including four large receptions, six bedrooms and three bathrooms
- Private sweeping drive, triple garage with room over and mature gardens of about 0.7 acres
- Popular Buckinghamshire village location with many facilities and excellent communications



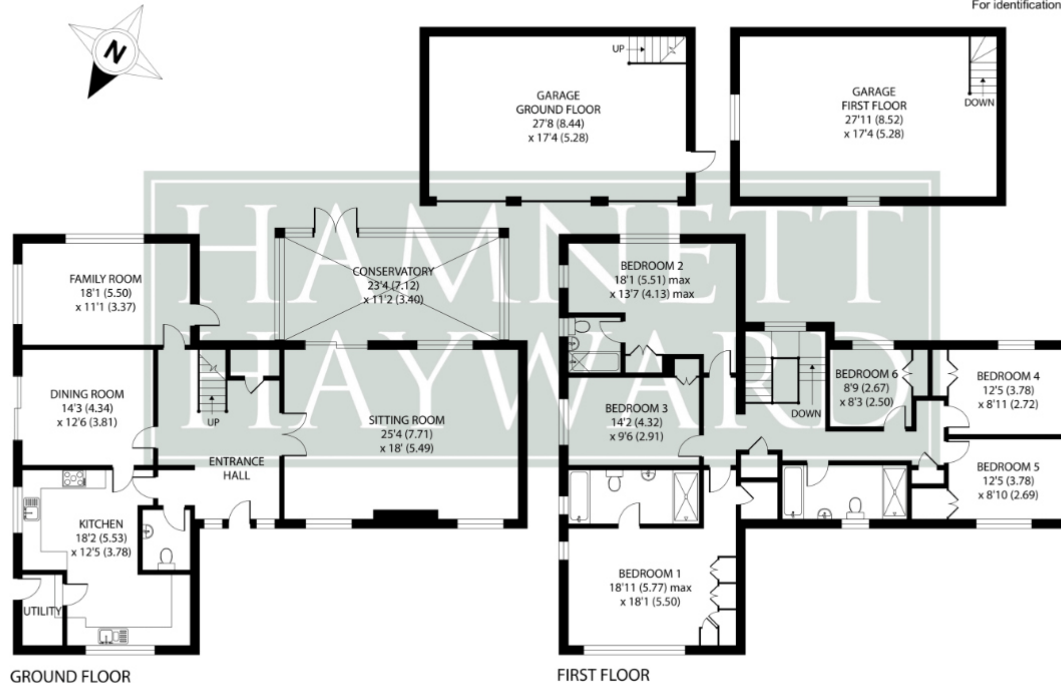
SUMMARY

- Entrance hall
- Cloakroom
- 18' Modern fitted kitchen with Aga range cooker
- Utility room
- Family room
- Drawing room with contemporary fireplace
- Dining room
- Master bedroom with large en-suite bathroom and walk-in wardrobe
- Guest bedroom with en-suite bathroom
- Four further bedrooms
- Large family bathroom
- Large drive with extensive off street parking
- Triple garage with room above
- Elevated full width rear terrace
- Mature secluded garden of about 0.7 acres with far reaching views
- Highly sought after location within a picturesque village setting
- Excellent facilities within the village
- Dual catchment schooling for Lord Williams and Thame & Bucks Grammar
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway

Chearsley Road, Long Crendon, Aylesbury, HP18

Approximate Area = 3185 sq ft / 295.9 sq m
Garage = 964 sq ft / 89.5 sq m
Total = 4149 sq ft / 385.4 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 2025. Produced for Hamnett Hayward Ltd. REF: 1319866

LOCATION

LONG CRENDON boasts an unrivalled array of beautiful character properties spanning many centuries. Its long meandering high street is bound at one end by an impressive 14th Century grey limestone Church and set amongst a picturesque mixture of colour washed houses and cottages, mostly of the 17th Century. The remainder of Long Crendon consists of a pleasant mix of both period and contemporary property and enjoys a good range of facilities including post office, butchers, general stores, a coffee shop, numerous sporting clubs including tennis and cricket, churches catering for all denominations. The Churchill Arms is a popular public house with a highly regarded Thai restaurant. For schooling, the village has an excellent primary school, feeding into both the reputable Lord Williams comprehensive school in Thame and the Aylesbury Grammar Schools. A number of good private schools are also situated close by including Ashfold preparatory school and Stowe school. For the commuter the M40 motorway is within just seven miles, connecting to London & Birmingham and a railway station is located at nearby Haddenham & Thame for a comprehensive service into London Marylebone (under 40 minutes)

ADDITIONAL INFORMATION

Services: Mains water, Gas & Electricity

Heating: Gas fired central heating

Energy Rating: Band D- 65, Potentially Band C- 77

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP18 9AW

Council Tax Band: G

Tenure: Freehold



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