

ODYSSEY

AYLESBURY ROAD, CHEARSLEY, BUCKINGHAMSHIRE. HP18 0BS



HAMNETT
HAYWARD

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A unique contemporary five bedroom home constructed to an outstanding standard set in an established half acre south facing plot

Completed in 2014 Odyssey is an impressive and contemporary home offering a wonderful split level layout which provides both open plan living and privacy. On entering the house the sense of light and space is immediately apparent.

Off the generous sized hall is a large cloakroom and a study which rises to the stunning 34' kitchen/dining room which is the focal point of the home, with generous space for everyday family living and entertaining. Bi-fold doors open onto a terrace and the south-facing garden. Just off the kitchen is a walk-in pantry, separate utility and plant room. Fitted with an extensive range of bespoke German base and wall storage units and integrated Meile appliances, this beautiful kitchen is extremely well quipped and features a large central island featuring quartz Silestone worktops. There are two further reception rooms which continue the theme of light and space. The living room has bi-fold doors onto a second south facing terrace. The family room has stylish full height windows flanking a granite hearth. Both rooms have "Hwam" log burners.

The two principal bedrooms have dramatic vaulted ceilings and en-suite bathrooms. The south-facing bedroom has a full height feature window and a balcony overlooking the rear garden and speculator views towards Cuddington. The guest bedroom also has an en-suite, and two further double bedrooms are served by a spacious family bathroom.

Electric gates, a video phone entry system and established boundaries provide security and privacy. The main garden to the rear is south-facing and gets virtually all day sun. Mainly laid to lawn the gardens include deep well stocked borders, a wild garden and two terraces ideal for alfresco entertaining. The entire plot is set in mature grounds and bound by natural screening and Wychert walls. The brick built two car garage, with electric doors has a studio above accessed by a spiral staircase. A large forecourt has extensive off street parking and a useful timber shed. Energy efficiency is designed into the house with a recently updated air-source heat pump, solar panels, high levels of insulation and under-floor heating throughout.

"A RARE OPPORTUNITY TO ACQUIRE A SPACIOUS HIGH QUALITY HOME THAT COMBINES THE 'WOW' FACTOR WITH PRACTICALITY AND ALL THE ADVANTAGES OF MODERN DESIGN AND BUILD SET IN A STUNNING HALF ACRE MATURE PLOT"



AT A GLANCE

- Unique contemporary design spread over four levels
- Exceptional open plan living space including three receptions and five bedrooms
- Outstanding specification and bespoke finish throughout
- Additional living space over garage
- Established half acre south facing plot
- Total floor area 3,423 sq.ft/318 sq.m

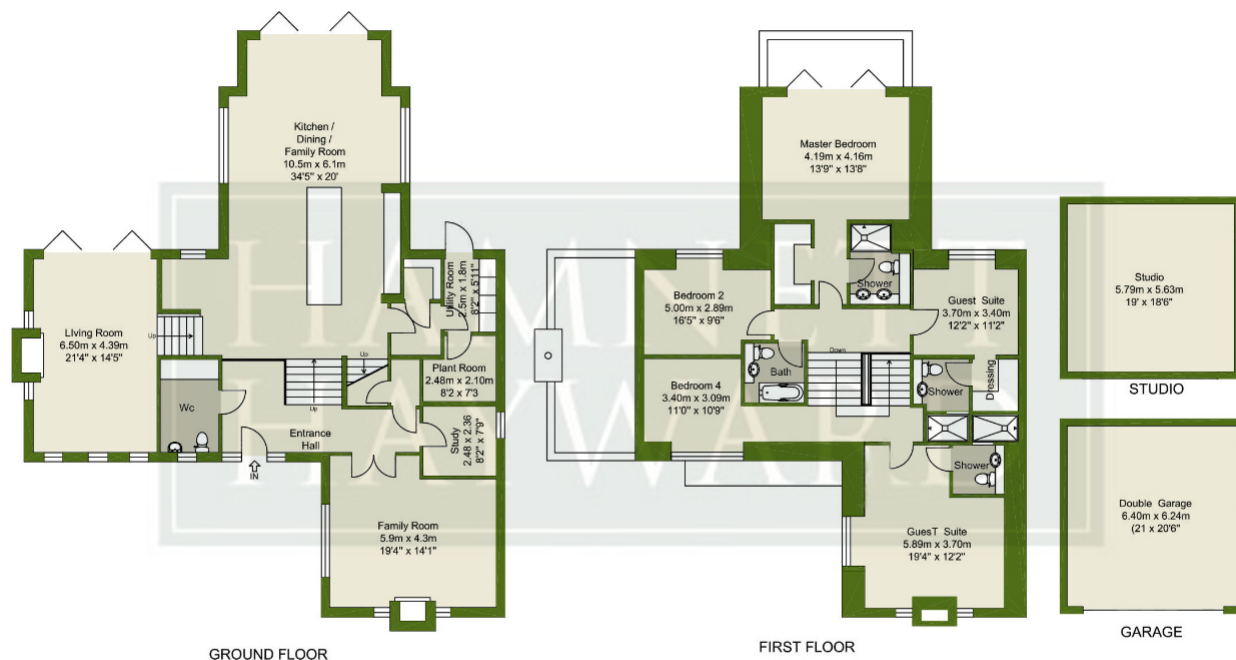


SUMMARY

- Bespoke German fitted kitchen with quartz Silestone worktops, integrated Miele appliances and Franke boiling tap
- Beautiful modern bathroom suites fitted with Villeroy & Boch sanitary ware and Hansgrohe showers
- Contemporary oak tread staircases with glazed aluminium balustrade
- Bespoke bi-fold double glazed doors & windows
- Two split level granite terraces with low level cedar clad walls and integrated lighting
- Unique glazed balcony overlooking the rear gardens
- Contemporary "Hwam" log burners
- Recently updated Air source heat pump
- Solar panels with battery storage
- Solid concrete floors on all levels and under-floor heating throughout
- Porcelain tiled floors to hall, kitchen, utility, cloakroom and bathrooms
- Electric entrance gates with video phone system
- Plant room
- Sophisticated programmable LED lighting system professionally designed by a lighting architect

NOT TO SCALE

Total approx. floor area 3423 sq.ft. / 318 sq.m



Odyssey, Aylesbury Road, Chearsley, Buckinghamshire

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in the specification have not been tested by Hamnett Hayward and no guarantee as to their operating ability or their efficiency can be given.

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: Energy efficient heat source system with additional gas fired back up boiler to under floor heating on all levels

Solar: Panel and battery system

Tenure: Freehold

Energy Rating: Current C (71) Potential C (71)

Local Authority: Buckinghamshire Council Aylesbury Vale area

Postcode: HP18 0PF

Council Tax Band: G

**HAMNETT
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