



Rowan House, 1 Cousins Piece  
Cheersley, Buckinghamshire,  
HP18 0EY

Guide Price £1,100,000

**RB** REASTON BROWN



# Substantial Detached Home in Peaceful Village Setting with Six Bedrooms, Three Reception Rooms, Double Garage, Mature Garden with Beautiful Countryside Views, Offering Over 3,000 Sq Ft of Versatile Family Accommodation

Rowan House is a substantial and beautifully presented family home, quietly positioned in a small cul de sac. Enjoying a sunny aspect with views across the Vale of Aylesbury, the house offers over 3,000 sq ft of flexible living space arranged over two floors, including six bedrooms, three reception rooms, and a large double garage. Glazed double doors open into a striking dual aspect sitting room, featuring a stone fireplace with log burner, wooden flooring, patio doors to the garden, and space for formal dining. The kitchen is the heart of the home, filled with natural light and is well appointed with granite worktops, an induction hob, integrated oven and microwave, dishwasher, and extensive storage. A dining area sits beside glazed doors opening to a side terrace, creating a perfect spot for relaxed meals. A separate utility room provides space for laundry appliances, additional storage, and internal access to the garage, which includes loft storage and a rear garden door. There is a light filled family room with views over the rear garden. The ground floor also includes three double bedrooms, two with front aspect and one with French doors to the garden. The principal suite includes fitted wardrobes and a generous ensuite bathroom with corner shower, while a modern family bathroom serves the remaining bedrooms. This floor is completed with a cloakroom, coat cupboard, and generous under stairs storage. Upstairs, a bright landing leads to three further bedrooms, including another large double with ensuite shower room and lovely countryside views. Two further doubles share a stylish shower room, and an additional room which currently serves as a home office, fitted with a desk and shelving and overlooking open fields. The garden has been thoughtfully landscaped with a lawn, raised patio, ornamental pond, and greenhouse. A private driveway provides parking in front of the garage, all set within a peaceful and established setting in one of Buckinghamshire's most desirable villages.

**EPC: E. Council Tax Band: G Freehold.**

## Situation

Chearsley is a highly sought after Buckinghamshire village, known for its strong community spirit and attractive rural charm. The village features the historic Parish Church of St Nicholas, The Bell country inn, a traditional village green, and a well loved cricket pitch. Just four miles away is the thriving market town of Thame, offering a wide range of amenities including a beautiful High Street lined with historic buildings, independent shops, restaurants, gastro pubs, and several supermarkets, including Waitrose. The town also benefits from a hospital, health centre, churches, sports facilities, and excellent schooling. Ashfold Independent Prep School is located nearby in the hamlet of Dorton. Commuting is straightforward, with fast trains to London Marylebone (from 34 minutes) available from Haddenham and Thame Parkway. The M40 at Junction 7 provides easy access to London, Birmingham, and the wider motorway network. Thame is also well connected by regular bus services to Oxford, Aylesbury, and surrounding villages.

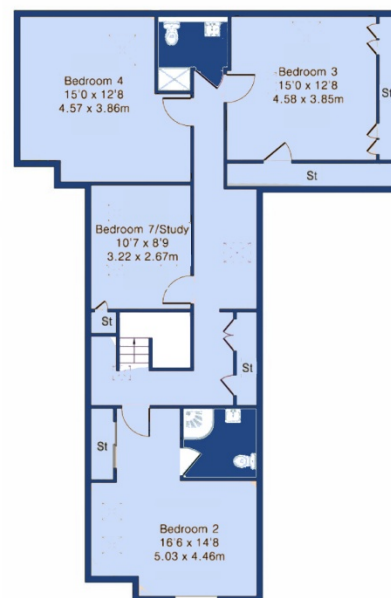
*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.*











Approx. Gross Internal Floor Area 3097 Sq Ft (288 Sq M) in Garage  
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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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