



Manor House, Crendon Road
Cheersley, Buckinghamshire, HP18 0DL

Guide Price £585,000

RB REASTON BROWN

A Stylishly Extended Edwardian Cottage with Enclosed Garden. Easy Access to London and Oxford, within Catchment to Sought-after Schools, including Independent Grammar Schools. Tucked away down Private Lane.

Manor Cottage is beautifully updated Edwardian cottage which combines period charm with contemporary comfort. Offering thoughtfully extended living space, stunning countryside views, and a particularly well-designed home office/studio, this home is ideal for those seeking a tranquil yet practical lifestyle.

The hallway provides an immediate sense of space and light. The dual-aspect sitting room is warm and inviting, featuring engineered oak flooring, a charming wood-burning stove, and French doors opening onto a cottage-style patio garden.

The heart of the home is undoubtedly the kitchen/dining room. Stylishly appointed, it boasts an extensive range of fitted units in a soft, contemporary palette, topped with quartz work surfaces and complemented by high-spec integrated appliances, including double ovens, full-size fridge freezer, induction hob, dishwasher, and sunken sink. An integrated sound system adds to the ambience. Bifold doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor spaces, perfect for entertaining. A large utility room, with additional storage, integrated laundry appliances, and cloakroom facilities, completes the ground floor.

Upstairs, there are three bedrooms. The principal bedroom, with built-in wardrobes and a decorative fireplace, enjoys views across the garden and into the village, with plenty of natural light. The second double bedroom also features a period fireplace and offers far-reaching countryside views. The third, smaller bedroom offers charm and includes built-in storage. A well-appointed family bathroom serves the bedrooms, complete with bath and overhead power shower.

To house is accessed via a private lane and benefits from driveway parking. To the front there is a hard-landscaped garden with raised beds stocked with roses and a fig tree. To the other side there is a larger garden mainly laid to lawn with borders of irises, lupins, and peonies. There are several mature trees including a magnolia and apple trees and a central stone terrace ideal for outdoor dining. A garden shed, secure fencing, and stone stepping path completes this well-considered outside space.

Tucked discreetly at the rear of the garden is a purpose-built home office/studio, installed just 18 months ago by award winning Green Retreats. This offers fully independent connectivity with its own Wi-Fi, electricity, and heating. Double doors flood the space with light, creating a serene and productive working environment year-round.

LPG Fired Central Heating Council Tax Band: E EPC: E 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 villag

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 1292 Sq Ft / 120.1 Sq M (inc Home Studio)

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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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