



Haystacks, Lower Green Lane,  
Cheersley, Buckinghamshire, HP18 0BZ

Guide Price £1,300,000

**RB** REASTON BROWN



## An Impressive Detached Family Home of Over 2,700 Sq Ft, Set on a Generous Corner Plot with Countryside Views, Excellent School Catchments, and Convenient Access to London and Oxford.

Upon entering, a spacious reception hallway immediately sets the tone, finished with striking solid oak flooring and complemented by a curved oak and glass staircase rising to the first floor. The hallway flows effortlessly through the house, creating a sense of space and calm. To the left, the principal living room is a wonderfully light and bright, triple-aspect family room, centred around an open fireplace (which could be re-opened if desired). Double doors open directly onto the patio, while an archway leads through to the formal dining room, which also enjoys double doors to the garden.

The kitchen is a light-filled space fitted with high-gloss cream cabinetry, black granite worktops, and silver finishes. Appliances include a double oven, four-point induction hob with overhead extractor, integrated coffee machine, waste disposal, and both a sunken main sink and additional utility sink. There is space for an American-style fridge freezer. It benefits from doors opening to both the main patio and side access. The ground floor also offers a versatile study, which could alternatively serve as a ground-floor bedroom. This level is completed by a practical cloakroom.

Upstairs, the galleried landing enjoys open field views and leads to all bedrooms. The principal bedroom is particularly impressive, with a vaulted ceiling, skylight, built-in wardrobes, and far-reaching countryside views. The recently updated en-suite wet room features a Spanish-style double shower, overhead rainfall fitting, double sinks, and WC. Bedrooms two and three are both light and bright, well-proportioned rooms, offering comfortable and versatile accommodation. Bedrooms four and five offer excellent versatility and are currently configured as a family gym, which links through to a study featuring bespoke built-in furniture. This arrangement presents a superb opportunity to create a generous bedroom suite, incorporating a walk-in wardrobe, dressing room and/or en-suite bathroom (STPP). Notably, this area also benefits from independent access via a secondary staircase from the garage, making it particularly well suited to multi-generational living, a private guest suite, or a home office with its own separate entrance. Completing the accommodation is a bright family bathroom, serving the remaining bedrooms.

Set on a generous corner plot with open countryside views, this impressive, detached family home enjoys beautifully balanced accommodation and a strong connection to its rural surroundings. The rear garden is thoughtfully tiered, featuring mature planting, an expansive lawn and a private upper patio ideal for afternoon sun, with a gate leading through to a shed and an additional parcel of land (Just under half an acre) offering exciting further potential. Outside, the property offers paved frontage with parking for multiple vehicles, a double garage, and gated side access.

Freehold. EPC: D Council Tax: G Oil Central Heating

## 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 village.

*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.*







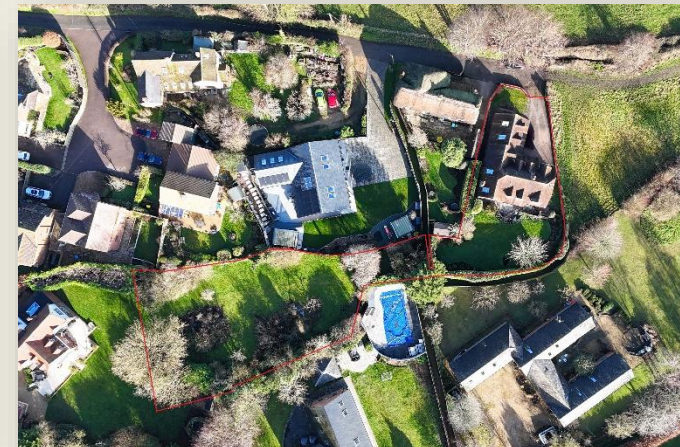




APPROX. GROSS INTERNAL FLOOR AREA 2743 SQ FT / 255 SQ M  
(INCLUDING GARAGE)  
HAYSTACKS, LOWER GREEN LANE, CHEARSLEY, HP18 0BZ

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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*Viewing is Strictly by Appointment through Reaston Brown*

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