



Fairview Cottage, Bernards Close
Cheersley, Buckinghamshire, HP18 0BY

Offers In Excess
£625,000

RB REASTON BROWN

Beautifully Restored 1920s Wychert Cottage Offering Stylish Living, Stunning Kitchen, Generous Garden And Exciting Potential To Extend, Set In A Charming Village Location

A beautifully restored 1920s Wychert cottage, this charming home seamlessly blends period character with refined contemporary living, while also offering exciting potential for enlargement, with previously approved plans for a two-storey extension.

Upon entering, a welcoming entrance hallway with limestone flooring, immediately sets the tone for the quality and balance of the accommodation. The elegant sitting/dining room is both light-filled and inviting, enhanced by cast iron radiators and a bespoke built-in dining bench, creating a superb space for both everyday living and entertaining.

At the heart of the home lies an impressive kitchen/breakfast room, thoughtfully designed with an extensive range of shaker-style painted units, integrated appliances, and a striking marble island with breakfast bar. A separate pantry provides excellent additional storage. A versatile third bedroom or study, along with a cloakroom, completes the ground floor.

To the first floor are two generous double bedrooms, including a well-appointed principal suite with fitted wardrobes and delightful views across the garden and surrounding countryside. The beautifully finished bathroom features a freestanding bath and separate rainfall shower.

The property also benefits from previously granted planning permission (now lapsed) for a two-storey extension, which would create a substantial additional bedroom suite with en-suite facilities, as illustrated within the floorplan. This offers clear potential to further enhance the accommodation, subject to the necessary consents.

Externally, the property continues to impress. To the front, there is allocated parking for two vehicles, with a gravelled area leading to the side where the air source heat pump is discreetly positioned. The rear garden is a particular highlight, offering a large terrace with outdoor kitchen/BBQ area, opening onto an expansive lawn with raised borders. Beyond a charming wattle fence lies further garden space, ideal for an orchard or kitchen garden, with a gate providing direct access to open countryside. A truly special home combining charm, practicality, and future potential. Council Tax Band: E | EPC: E | Tenure: Freehold | Air Source Heat Pump

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.







Planning permission was previously granted in 2018 for a two-storey extension (Ref: 18/03166/APP). This consent has now lapsed, however it may provide a useful precedent for future applications, subject to the necessary planning approvals.



Approx. Gross Internal Floor Area 1286 Sq Ft / 119.5 Sq M

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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.



Viewing is Strictly by Appointment through Reaston Brown

www.reastonbrown.co.uk Email: sales@reastonbrown.co.uk

94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626

2-4 Windmill Road, Headington, Oxford, OX3 7BU Tel : +44(0) 1865 308855

119-121 Park Lane . London . W1K 7AG. Tel : +44(0) 207 079 1589

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