



Pleasant Cottage Aylesbury Road, Chearsley - HP18 0BS

Offers Over £600,000

TR TIM RUSS
& Company



Pleasant Cottage Aylesbury Road

Chearsley, Buckinghamshire

- Charming detached Victorian cottage dating back to 1874, steeped in history and character
- Occupying an elevated position in the heart of Chearsley with outstanding kerb appeal
- Beautifully presented throughout, featuring exposed beams, sash windows and a wood-burning stove
- Two generous reception rooms offering flexible living space, ideal for families
- Country-style kitchen/breakfast room opening into a bright conservatory with a unique natural stone feature wall
- Two double bedrooms enjoying far-reaching countryside views, with scope to extend (STPP)
- Private, established rear garden with detached studio, garage, driveway parking and useful cellar
- Glorious countryside walks on the doorstep, just a short stroll from the renowned village pub, The Bell



Pleasant Cottage Aylesbury Road

Chearsley, Buckinghamshire

Pleasant Cottage by name, Pleasant Cottage by nature.

Dating back to 1847, this highly attractive Victorian cottage is brimming with charm, character and fascinating local history.

Originally a smallholding and home to the village carter, the rear of the property once housed the stables for his horses. The magnificent Horse Chestnut tree nearby, planted around the same time, was said to provide shelter for them and remains a striking feature of the village today.

Occupying an elevated position, Pleasant Cottage enjoys exceptional kerb appeal, standing proudly at the top of the hill in the sought-after village of Chearsley. Surrounded by glorious countryside walks and just moments from the much-loved The Bell pub, the location perfectly complements the home's idyllic setting.

A truly special village home, rich in history, overflowing with character and perfectly positioned to enjoy one of Buckinghamshire's most desirable rural settings.

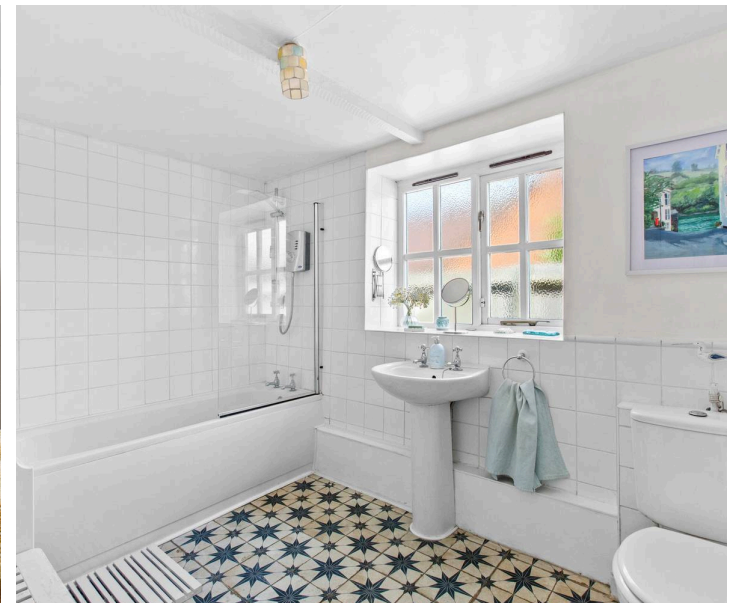
Additional Information

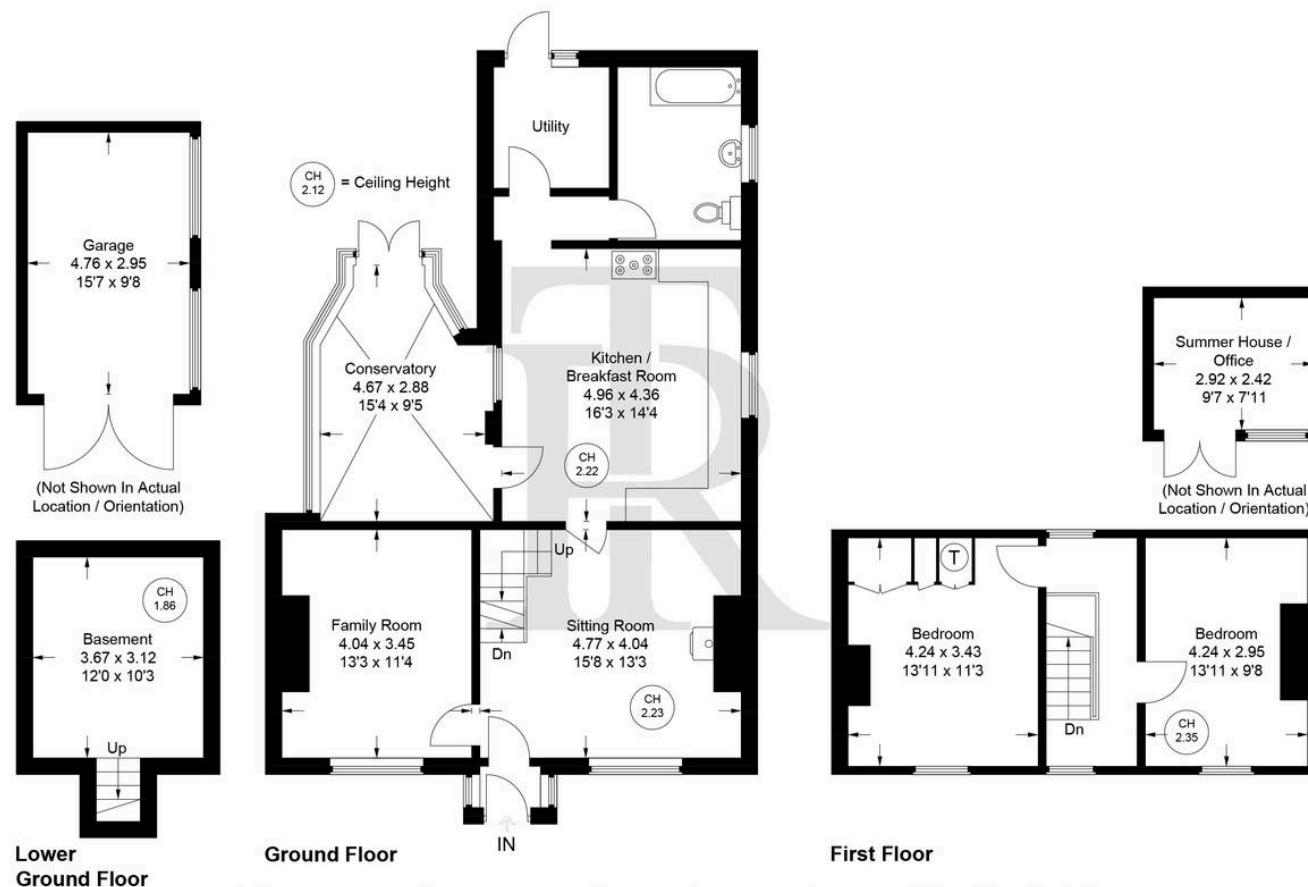
Tenure: Freehold

Council Tax - F

EPC Energy Efficiency Rating: E

Oil Fired Central Heating





Pleasant Cottage, Aylesbury Road, HP18 0BS

Approximate Gross Internal Area
 Lower Ground Floor = 12.2 sq m / 131 sq ft
 Ground Floor = 86.7 sq m / 933 sq ft
 First Floor = 34.6 sq m / 372 sq ft
 Outbuildings = 21.0 sq m / 226 sq ft
 (Including Garage)
 Total = 154.5 sq m / 1662 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

Tim Russ & Co, 112 High Street - OX9 3DZ

01844 217722 • thame@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.