



1, Stoney Furlong,
Chearsley, Buckinghamshire, HP18 0PF

Guide Price £599,950

RB REASTON BROWN

Three Bedroom Home with Enclosed Garden Benefiting From Garden Office and Garage. Easy Access to London and Oxford, within Catchment to Sought-after Schools, including Independent Grammar Schools.

1 Stoney Furlong is nestled within a peaceful, small-scale rural development, this beautifully maintained three-bedroom home offers an exceptional blend of modern comfort and country charm. Positioned in one of Buckinghamshire's most sought-after villages, it enjoys uninterrupted views both to the front and rear including the picturesque local cricket grounds.

Built by the renowned Rectory Homes in 2016. From the moment you step through the front door, you're welcomed by a bright entrance hall leading into thoughtfully designed living spaces. The front-facing sitting room provides a peaceful retreat with expansive countryside views. At the heart of the home is an open-plan kitchen, dining, and family area. Bathed in natural light, this space is ideal for entertaining or relaxed family life. The kitchen itself is finished with sleek granite worktops, high-quality cabinetry, and integrated appliances. Glazed doors open directly onto the garden, seamlessly blending indoor and outdoor living.

A practical utility room and guest cloakroom complete the ground floor, which benefits from air source underfloor heating throughout this level. Upstairs, the principal bedroom enjoys scenic views and is enhanced by built-in wardrobes and a stylish en-suite. Two additional bedrooms offer views across the cricket ground, with a modern family bathroom with underfloor heating.

Outside, the home features a well-maintained front garden, a private driveway with garage, and a secure rear garden with mature planting and a sunny paved terrace. A fully equipped garden office adds further appeal for home workers.

This property offers a rare opportunity to enjoy rural tranquillity with modern efficiency and thoughtful design.

Services: Mains water, electricity, drainage, and air source heating

Council Tax Band: E EPC: B Freehold

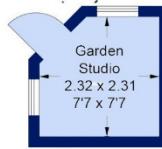
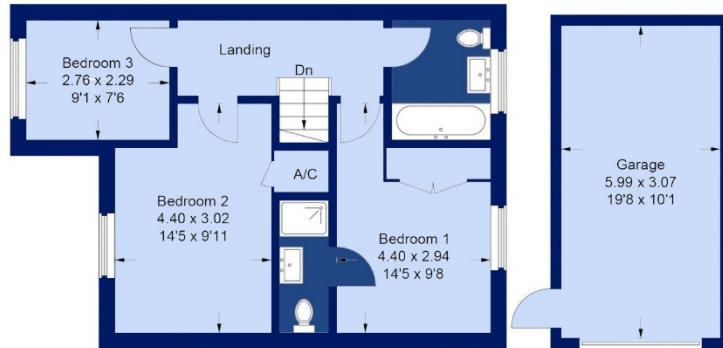
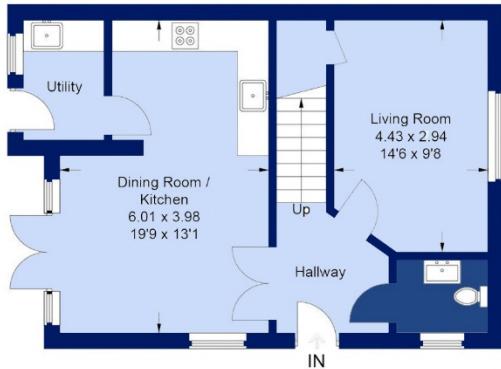


Situation

Clearsley 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 1309 Sq Ft / 121.6 Sq M
1 Stoney Furlong, Chearsley, Buckinghamshire, HP18 0PE

All measurements of walls, doors, windows, fittings 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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