

VILLAGE LOCATION THREE BEDROOM HOUSE

Chearsley, HP18

3 Church Lane, Chearsley,
Aylesbury, HP18 0DH



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CHEARSLEY VILLAGE

A beautifully positioned three-bed home in the heart of Chearsley, offering sweeping countryside views and bright, well-presented living space throughout. The generous garden features a stunning enclosed bar area, a private insulated home office with power and strong internet, a large powered storage shed with utility space, hidden vegetable patches and an additional storage room. With excellent extension potential (STPP), strong local schooling options and great transport links to London via Haddenham & Thame Parkway and Aylesbury Vale Parkway, this home blends rural charm with modern practicality.

THIS HOME FEATURES

- IMMACULATE PRESENTATION
- BESPOKE GARDEN TERRACE
- VILLAGE LIFESTYLE LIVING
- PRIVATE SEPERATE OFFICE
- GENEROUS CONSERVATORY
- POTENTIAL TO EXTEND
- STUNNING RURAL VIEWS



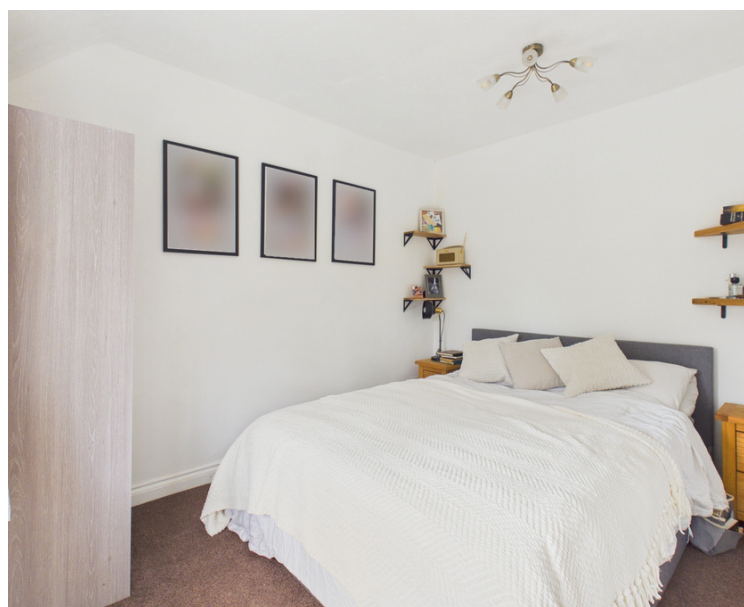
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Set within the picturesque village of Chearsley, this well-presented three-bed home enjoys sweeping countryside views and a peaceful setting surrounded by rolling fields and scenic footpaths. The kitchen opens into a bright conservatory, while the south-facing lounge offers a cosy spot with a gas stove. Upstairs, all bedrooms are well-proportioned, with the master enjoying far-reaching views towards the Ridgeway.

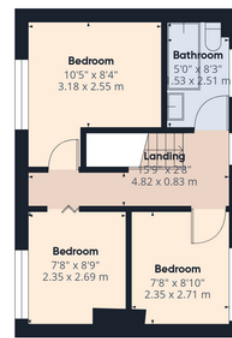
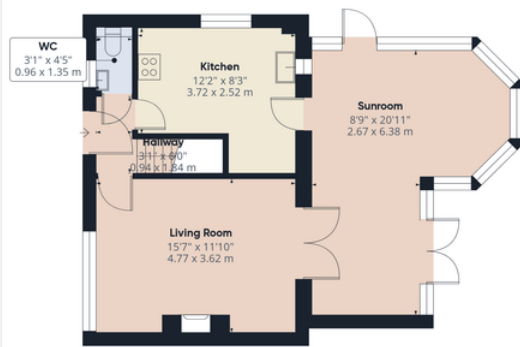
The rear garden is a standout feature, with a bespoke enclosed bar area on raised decking (previously used as a hot tub space) complete with mains power. A private insulated home office sits tucked away behind, fitted with power, lighting and strong internet. The garden also includes hidden vegetable patches, a large powered storage shed with space for a dryer, and an additional storage room.

Chearsley offers excellent schooling options in nearby Long Crendon, Cuddington and Haddenham, with grammar schools in Aylesbury within reach. Transport links are strong, with fast London services from Haddenham & Thame Parkway and Aylesbury Vale Parkway. With excellent extension potential (STPP) and beautiful countryside walks, an award-winning pub and a welcoming village community, this home offers an exceptional lifestyle in one of Buckinghamshire's most desirable locations.



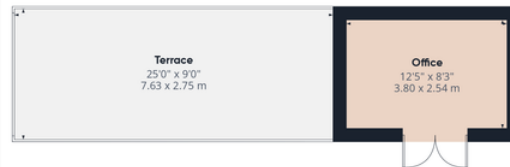
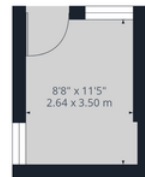






Approximate total area⁽¹⁾
 1150 ft²
 106.9 m²

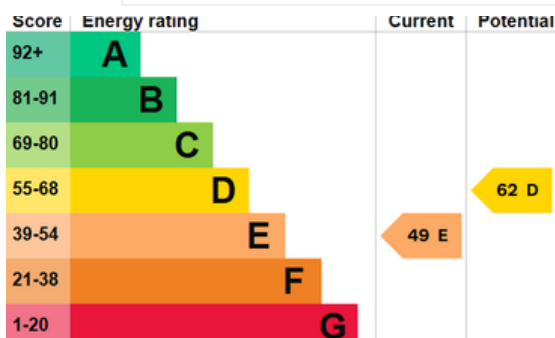
Balconies and terraces
 224 ft²
 20.8 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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VIEWINGS

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The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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