



2 Old Plough Close
Cheersley, Buckinghamshire, HP18 0BU

Guide Price £650,000

RB REASTON BROWN

Bright And Spacious Three-Bedroom Family Home In A Peaceful Chearsley Location With Garden Room, Mature Landscaped Garden, Garage And Private Off-Road Parking. No Onward Chain

Upon entering, a light and welcoming hallway sets the tone, offering access to all principal rooms. To the left, the elegant sitting room is beautifully bright, enhanced by a charming bay window and a log-burner style feature fireplace, creating a warm focal point.

The kitchen is both stylish and practical, fitted with cream solid wood cabinetry and striking black granite worktops. An Everhot oven takes centre stage, while a large window frames delightful views over the secluded rear garden. Integrated appliances include a fridge and washing machine. A walkway leads through to the impressive dual-aspect summer room and additional reception space, finished in fresh neutral tones with a further fireplace and double doors opening directly onto the garden - ideal for entertaining. A handy cloakroom completes this side of the accommodation.

The principal bedroom enjoys a bright front aspect and benefits from double built-in wardrobes. Two further bedrooms overlook the garden, both enjoying lovely rear views, with bedroom three also offering built-in storage. The family bathroom is fitted with a white suite, including bath and power shower.

Outside, the garden is a true highlight - mature and thoughtfully landscaped into distinct areas with patio seating, a slate water feature and charming cottage-style planting including geraniums, hellebores and roses. Established trees provide privacy and structure, complemented by a greenhouse and shed. The garden also benefits from practical side access.

To the front, a lovely approach welcomes you with a well-kept lawn and colourful flower beds, creating an attractive first impression. There is also a private off-road parking area, in addition to the garage.

Oil Fired Central Heating Council Tax Band: F EPC: D Freehold

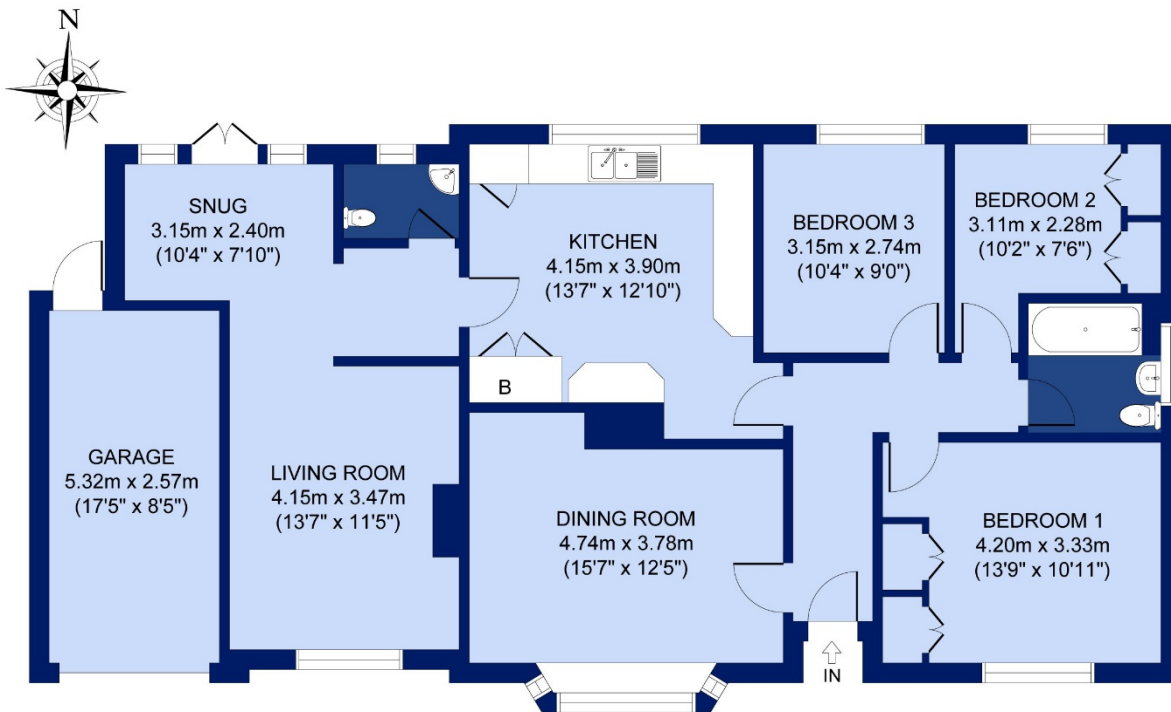
Situation

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 1360 SQ FT / 126 SQ M (INCLUDING GARAGE)
 2 OLD PLOUGH CLOSE, CHEARSLEY, HP18 0BU

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 Reaeton Brown

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