



FAIRVIEW COTTAGE
BERNARDS CLOSE CHEARSLEY

TIM RUSS
& COMPANY



FAIRVIEW COTTAGE

BERNARDS CLOSE CHEARSLEY
BUCKINGHAMSHIRE

THIS IS AN EXCEPTIONAL COTTAGE
WITH STUNNING GROUNDS IN A TOP
LOCATION.

GUIDE PRICE £625,000



The Property

Built in the 1920's this gorgeous cottage has been beautifully restored by the present owners and has the added bonus of planning permission to extend.

The entrance hallway leads to the inner hallway. From here there is access to both the living space and bedroom three/study. The sitting/dining room is both elegant and light with cast iron radiators and a bespoke built in dining bench complementing any dining table, a lovely entertaining space.

Special mention must be made of the kitchen/breakfast room beautifully appointed with an extensive range of shaker style painted units, integral appliances, and a marble island with breakfast bar. The pantry is the icing on the cake. A third bedroom/study plus cloakroom concludes the ground floor.

To the first floor are two large double bedrooms. The principal of which has a super range of fitted wardrobes and views of the large garden and countryside beyond. The bathroom is stunning. A free-standing bath and separate rainfall shower with contemporary quality fittings are just perfect.

This is a truly lovely cottage.

Outside

To the front of the cottage is allocated parking for two motor vehicles. A gravelled area leads to the side of the property where the Air source heat pump is discreetly

placed. There is a useful garden shed for all the necessary implements required for the garden. A gated access to the side of the property brings you to the rear garden. A large, terraced area with outdoor kitchen worktop/bbq area, flanked with raised borders, opens onto the large lawn. There is a further area of garden beyond the wattle fence which would be perfect for an orchard/ wild garden or for growing vegetables. A pedestrian gate gives access to Dark Lane/Hicks path for beautiful countryside walks. This outside space is private, large and enjoys views. What more could you wish for?

Location

Chearsley is a picturesque and thriving Buckinghamshire village with a great sense of community located some 8 miles southwest of Aylesbury and some 4 miles from the historic market town of Thame. The village benefits from an award winning and welcoming 17th century village Inn/Restaurant located on the village green, a cricket club, village hall and the medieval St Nicholas Church along with many country walks. Chearsley enjoys a close-knit village community within easy access to the Haddenham & Thame Parkway station and larger market towns with shopping facilities, whilst falling within the catchment of Aylesbury's Grammar schools.

There are excellent road and rail connections with the M40 motorway being about 15-minute drive away. Haddenham & Thame Parkway provides a direct and regular line to London Marylebone in under 40 minutes.

Post code for SatNav: HP18 0BY

Additional Information

- Council Tax Band - E
- EPC Rating – D
- Planning app/ ref 18/03166/APP
- Services – Mains electricity, water, drainage and Air source heat pump.
- Local Authority – Buckinghamshire County Council
- Tenure - FREEHOLD

Ref: TH/3270



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Fairview Cottage, Chearsley, HP18 0BY

Approximate Gross Internal Area
 Ground Floor = 70.1 sq m / 754 sq ft
 First Floor = 49.4 sq m / 532 sq ft
 Total = 119.5 sq m / 1,286 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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