

# “HILLSIDE”

7 WINCHENDON ROAD, CHEARLSEY, BUCKINGHAMSHIRE HP18 0DP



‘A STUNNING FAMILY HOME IN THIS POPULAR VILLAGE WITH STUNNING FAR REACHING VIEWS ACROSS THE COUNTRYSIDE’

## “HILLSIDE”

7 WINCHEDON RD CHEARLSEY HP18 0DP

“Hillside” is an impressive four bedroom family home situated in the popular village of Chearsley with a superb garden and off road parking for several cars.

Completed in Dec 2020 and lived in since May 2021, this exceptional family home is offered to the market with planning permission granted for a single storey rear extension to further enhance the living space and making the most of the stunning views.

On entering the property, there is a spacious hall with a downstairs cloakroom and doors leading to all of the downstairs accommodation which comprise of a lovely sunny sitting room with patio doors onto the garden and a well appointed kitchen/diner with a wide range of base and wall units and integrated appliances. There is a 4 ring induction hob as well as extractor and wine fridge. There is an additional reception room downstairs that would make an ideal study/ playroom or further bedroom if needed. All of the downstairs benefits from underfloor heating as well as the upstairs bathrooms.

As you head upstairs, there is a large picture window that makes the most of the views and creates an abundance of light. The master bedroom to the rear of the property has a large en-suite shower room and there are two further double bedrooms and a single bedroom. The family bathroom is well appointed with a separate walk in shower as well as bath.

Outside there is a large garden with stunning views of the surrounding countryside as well as a fabulous terrace that is ideal for entertaining. The property also benefits from a single garage and off road parking for several cars. It is in



### IN BRIEF

- Four bedroom family home in excellent decorative order
- Kitchen/diner and 2 further reception rooms
- Large garden with wonderful and far reaching views
- Superb village location



## SUMMARY

- Entrance Hall and downstairs cloakroom
- Sitting room with patio doors onto the garden
- Large kitchen/breakfast room with integrated appliances
- Study/playroom
- Master bedroom with en-suite
- Three further bedrooms
- Family bathroom with separate shower
- Driveway parking as well as a single garage
- Stunning garden with ample entertaining space and great views
- Impressive front garden with off road parking for several cars as well as a single garage
- SMART home with air source heat pump
- Haddenham and Thame Parkway just 10 mins away with fast access to London and Oxford and beyond

**OFFERS OVER £700,000 FREEHOLD**



## LOCATION

The village of Chearsley offers a range of amenities including a local convenience store and destination pub. Chearsley is within the Aylesbury Grammar Schools catchment area.

Both market towns of Aylesbury and Thame are nearby with full range of shopping and leisure facilities. For rail links into London Marylebone either Haddenham and Thame Parkway or Aylesbury Station with travel time of approx. 40 mins.

Also the historic and university city of Oxford is within easy reach.

## ADDITIONAL INFORMATION:

**Services:** Mains water

**Heating:** Air source heat pump

**Energy Efficiency Rating:** B

**Local Authority:** AVDC

**Council Tax Band E**

## PIKE SMITH & KEMP

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