

# STUMP COTTAGE

SCHOOL LANE, CHEARSLEY, BUCKINGHAMSHIRE. HP18 0BT



HAMNETT  
HAYWARD

# STUMP COTTAGE

CHEARSLEY, BUCKINGHAMSHIRE. HP18 0BT

## A charming two bedroom detached cottage style village residence

Stump Cottage offers the unique opportunity to acquire a two bedroom detached character home, tucked away within the heart of a picturesque Buckinghamshire village. Originally part of the grounds to the former Vicarage, Stump Cottage was constructed in the 1970's from an old stock brick, under a clay tiled roof with eye brow windows. The cottage is tucked away within the village, just a short walk from the popular village pub and with direct access to many rural walks. For the commuter, Haddenham & Thame parkway is within a five minute drive, offering a comprehensive service into London Marylebone (under 40 minutes).

Access to the cottage is situated adjacent to Knoll Cottage on School Lane, where a footpath leads to the front entrance of Stump Cottage. The property is entered via an entrance porch which opens into a vestibule, providing access to both the sitting room and the kitchen/breakfast room. The sitting room is full of character, featuring exposed timber ceiling beams and a fireplace incorporating an LPG stove, creating a warm and inviting living space. The kitchen/breakfast room is fitted with a comprehensive range of timber-fronted wall and base units with coordinating drawers, with a further dresser unit all complemented by integrated appliances including an electric double oven, hob, fridge and dishwasher. An inner lobby provides access to a utility area and cloakroom providing scope for a ground floor shower room. A large conservatory extends to 15' and enjoys views of the garden.

To the first floor are two bedrooms, both with fitted wardrobes and served by a family bathroom with shower.

Outside, the property offers attractive established gardens to the front and side. Mature flower beds enhance the front garden, with gated access leading to a pleasant side garden. A generous terrace provides the perfect space for outdoor dining and summer entertaining.

Stump Cottage offers an opportunity to purchase a prime village, cottage style home, with scope to further extend and enhance.

“AN ATTRACTIVE TWO BEDROOM DETACHED COTTAGE ENJOYING A PRIVATE SETTING TUCKED AWAY WITHIN THE HIGHLY SOUGHT AFTER VILLAGE OF CHEARSLEY”



## AT A GLANCE

- A detached two bedroom character cottage located within the heart of a picturesque village
- Sitting room with LPG stove
- Kitchen/breakfast room
- Private gardens to the front and side
- Picturesque village location with excellent connections to London Marylebone (37 minutes)



## SUMMARY

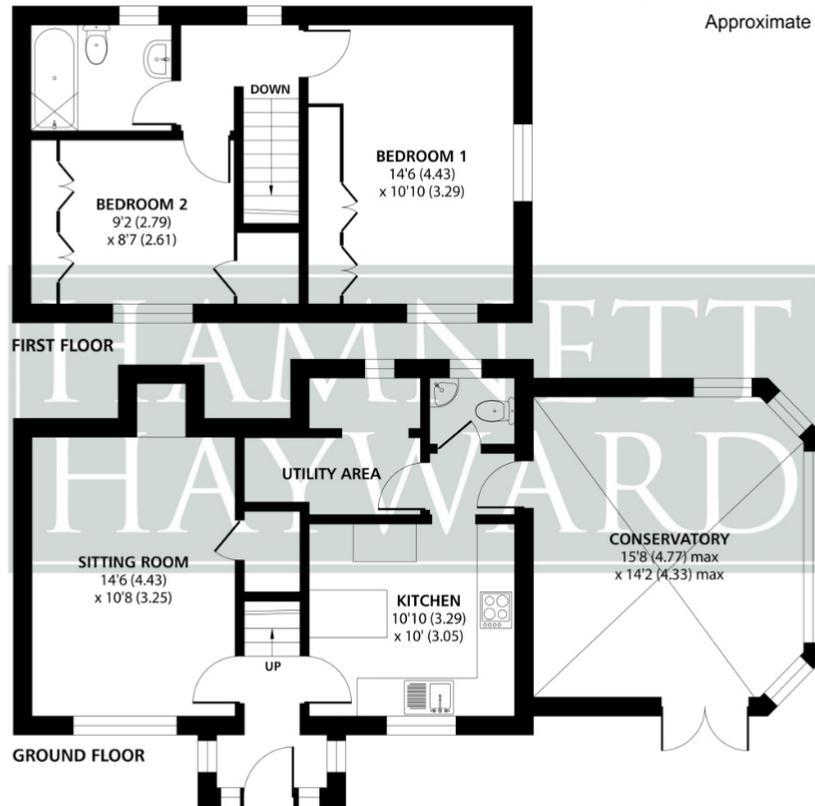
- Entrance porch and vestibule
- Sitting room with LPG stove
- Kitchen/breakfast room
- Cloakroom and utility area providing scope for ground floor shower room
- Generous conservatory
- Two bedrooms
- First floor bathroom
- Private gardens to the front and side
- Vacant possession with no onward chain
- Fabulous location tucked away within the heart of a picturesque Buckinghamshire village
- In need of some updating
- Excellent access to Haddenham & Thame parkway for access into London Marylebone (under forty minutes)



## School Lane, Chearsley, HP18

Approximate Area = 1032 sq ft / 95.9 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Hamnett Hayward Ltd. REF: 1421048

## LOCATION

Chearsley is a charming village nestled in the picturesque countryside of Buckinghamshire. With its roots tracing back to medieval times, the village exudes a timeless appeal, characterised by its historic buildings and tranquil surroundings with picturesque walks through the village and surrounding rural environment. This attractive village engenders a good community spirit and offers excellent local facilities including a church, The Bell public house, a thriving cricket club, recently built village hall with playground and a preschool. Further cultural, shopping and leisure facilities are available in Thame, Aylesbury and Oxford. The nearby village of Cuddington has a reputable infant school. There are also excellent state and private schools within easy reach and further Grammar schools in Aylesbury. There is easy access to the M40 Motorway at junctions 7 or 8a for access to London and the Midlands motorway network. Mainline railway services are available only 4.3 miles away at Haddenham & Thame Parkway for the Chiltern Line Services to London Marylebone taking approximately 37 minutes.

## ADDITIONAL INFORMATION

Services: Mains water, drainage and electricity

Heating: Oil fired central heating, LPG stove, Oil filled heater to conservatory

Tenure: Freehold

Energy Rating: Current D (60) Potential B (82)

Local Authority: Buckinghamshire Council Aylesbury Vale area

Postcode: HP18 0BT

Council Tax Band: F

## GUIDE PRICE

£425,000

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