

# BELLE VUE

THE GREEN, CHEARSLEY, BUCKINGHAMSHIRE. HP18 0DJ



HAMNETT  
HAYWARD



# BELLE VUE, THE GREEN

CHEARLSEY, BUCKINGHAMSHIRE. HP18 0PF

**A stunning barn style detached property constructed to an expectational standard, enjoying the quintessential setting tucked away behind the village green.**

Belle Vue forms part of a unique development of just two exceptional village homes, finished to the very highest standards. Constructed with the finest materials this fine home enjoys very contemporary comfort including luxury kitchens, wood burning stoves, glazed bi-folding doors and environmentally friendly air source energy for central heating. Enjoying a beautiful setting around the village green in Chearsley, this vibrant Buckinghamshire village offers a wonderful community and all the vital ingredients for village life. With a stunning setting at the foot of The Chiltern hills, offering picturesque rural walks, Chearsley is located just a short drive from H & T parkway offering a comprehensive service into London Marylebone (under 40 minutes).

Internally, the entrance hall provides a wonderful first impression with a glazed section overlooking the gardens, the hall is fitted with a herringbone style LVT flooring and provides access to the cloakroom, study and kitchen. Particular mention is made of the open plan kitchen/dining room, extending to an impressive 17' and flooded with natural light through the full width bifold doors. The kitchen is fitted with a comprehensive range of shaker style cupboard and drawer units with a white Quartz work surface, a corresponding island unit is also fitted with quartz and provides a wonderful social space. A full range of integrated NEFF appliances include an induction hob with integrated extractor, a double oven, fridge/freezer and dishwasher. A Quooker boiling tap is also fitted. The utility room is accessed from the kitchen offering further cupboard space, and built in washing machine and tumble dryer. The sitting room is accessed through double glazed doors and enjoys a central wood burning stove. Bi-fold doors open directly to the garden and flow out to the generous garden terrace. On the first floor the property features a spacious landing with access to all bedrooms. The principal bedroom has a range of fitted wardrobes and a luxury en-suite shower room with Aqualisa shower. Two further double bedrooms are served by a family bathroom with a separate shower. Externally, the property is approached via a long block paved driveway, bordered by contemporary horizontal panel fencing with lighting. The driveway extends into a substantial area of off street parking with EV charging. Gated access opens into the most wonderful garden offering an excellent degree of privacy with a terrace spanning the entire width of the barn, perfect for entertaining.

“A STYLISH THREE BEDROOM BARN STYLE PROPERTY CONSTRUCTED WITH TRADITIONAL MATERIALS WHILST ENJOYING ALL THE CONTEMPORARY COMFORTS - POSITIONED TUCKED AWAY BEHIND THE VILLAGE GREEN WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE”



## AT A GLANCE

- An outstanding barn style detached home, recently constructed to an incredibly high standard
- Highly sought after and picturesque setting positioned around the small village green
- Well equipped kitchen with a range of Neff appliances, Quartz work surfaces and Quooker boiling tap
- High specification throughout including wood burning stove, air source heat pump, EV charging point
- Substantial off street parking for 9/10 vehicles and generous landscaped gardens



## SUMMARY

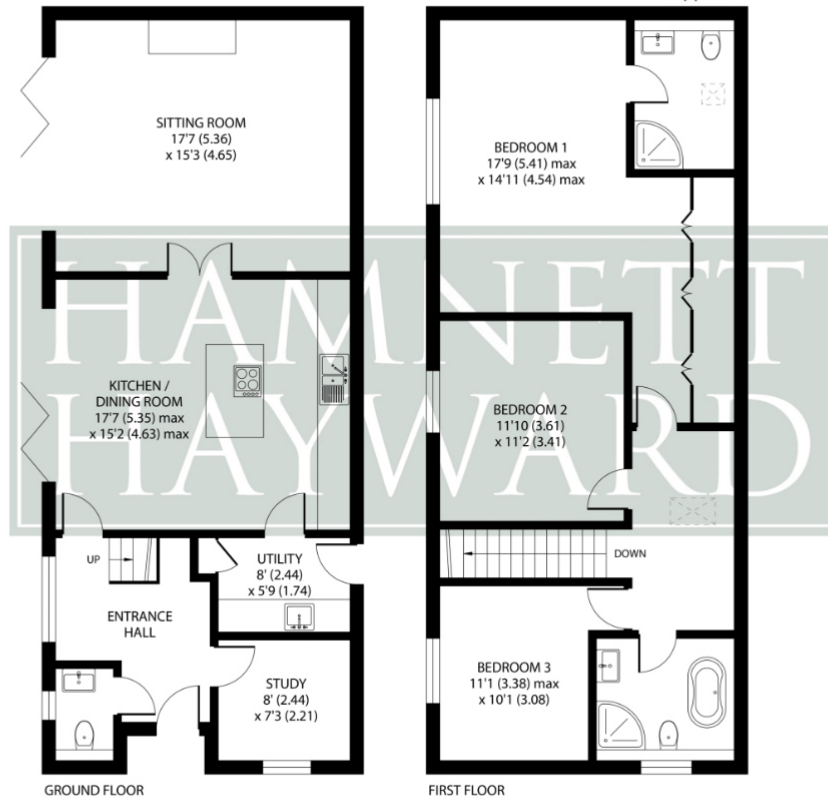
- Entrance hall
- Cloakroom
- Study/snug
- Stunning 17' kitchen/dining room with bi-fold doors opening to the garden
- Well equipped kitchen fitted with a range of Neff appliances and Quooker boiling tap
- Utility room with washing machine and dryer
- 17' sitting room with wood burning stove
- Principal bedroom with an extensive range of fitted wardrobes and well appointed en-suite shower room
- Two further double bedrooms
- Family bathroom with separate shower cubicle
- Impressive landscaped garden with a substantial terrace for entertaining, offering an excellent degree of privacy
- Substantial block paved driveway providing off street parking for 9-10 vehicles
- Zappi EV charging point
- Highly sought after village location, tucked away off the village green
- Lovely barn style property finished to an exceptionally high standard by local builder
- Vacant possession with no onward chain
- Just a short drive to Haddenham & Thame Parkway for a comprehensive service into London Marylebone (under 40 minutes)
- 10 year new homes warranty



## Belle Vue, The Green, Chearsley, Aylesbury, HP18

Approximate Area = 1593 sq ft / 147.9 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). © nichecom 2025. Produced for Hamnett Hayward Ltd. REF: 1309250

## 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 midland 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:** Air source heat pump to under floor and wet radiator system

**Tenure:** Freehold

**Energy Rating:** Current B (XX) Potential B (XX)

**Local Authority:** Buckinghamshire Council Aylesbury Vale area

**Postcode:** HP18 0DJ

**Council Tax Band:** TBC

**Electric vehicle:** Fully installed Zappi electric charging station

**New build house warranty:** Buildzone



HAMNETT HAYWARD

42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: [thame@hamnetthayward.co.uk](mailto:thame@hamnetthayward.co.uk)