

# THE STUDIO

LOWER CHURCH STREET, CUDDINGTON, BUCKINGHAMSHIRE. HP18 0AS



HAMNETT  
HAYWARD

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**A beautiful character cottage enjoying the quintessential village setting overlooking a small green.**

Offering a classic double fronted facade set back from the village green, The Studio is a most attractive period cottage recently refurbished to provide a contemporary theme combined with many original features and a lovely wood burning stove. The property is located within a quiet and picturesque part of the village overlooking an open green and offering direct access to many glorious rural walks. Cuddington is a highly sought after village offering many amenities including a village shop, public house and sports club whilst within striking distance of London via Haddenham & Thame Parkway (just 37 minutes).

On entering the cottage a recently laid flagged floor extends throughout the entire ground floor with a multitude of original features including a fabulous fireplace housing a wood burning stove. Exposed ceiling timbers have been recently white washed and again extend throughout the ground floor. The kitchen is fitted with modern shaker style cupboard and drawer units with a classic Butlers sink and timber working surfaces. A corresponding breakfast bar has been recently fitted to provide a dining and socialising area. Fitted appliances include a Stoves electric double oven with gas ring hob over, a fridge and freezer and space for a washing machine. kitchen/dining room fitted with a bespoke Shaker style range of painted timber base and wall units with granite tops, extractor hood and integrated dishwasher.

On the first floor The Studio includes a 15' double aspect master bedroom with a view of The Green. The shower room has been recently updated with a contemporary suite including a shower cubicle and wash basin with a vanity unit.

Externally this charming cottage enjoys a small but very convenient courtyard garden with space for a table and chairs. A pathway extends to Lower Church Street connecting the village and many stunning rural walks.

In our opinion this is a wonderful opportunity to acquire a beautifully refurbished cottage within a most picturesque village to command a perfect 'lock & leave' or Airbnb opportunity.

“A MOST ATTRACTIVE PERIOD COTTAGE RECENTLY REFURBISHED TO A VERY HIGH STANDARD OFFERING CONTEMPORARY LIVING WITHIN A POPULAR BUCKINGHAMSHIRE VILLAGE SETTING”



## AT A GLANCE

- Beautifully presented accommodation throughout
- Stunning sitting room with exposed beams and wood burning stove
- Picturesque village setting
- Well equipped kitchen with integrated appliances
- Within a short distance of Haddenham & Thame Parkway for London Marylebone (under 40 mins)



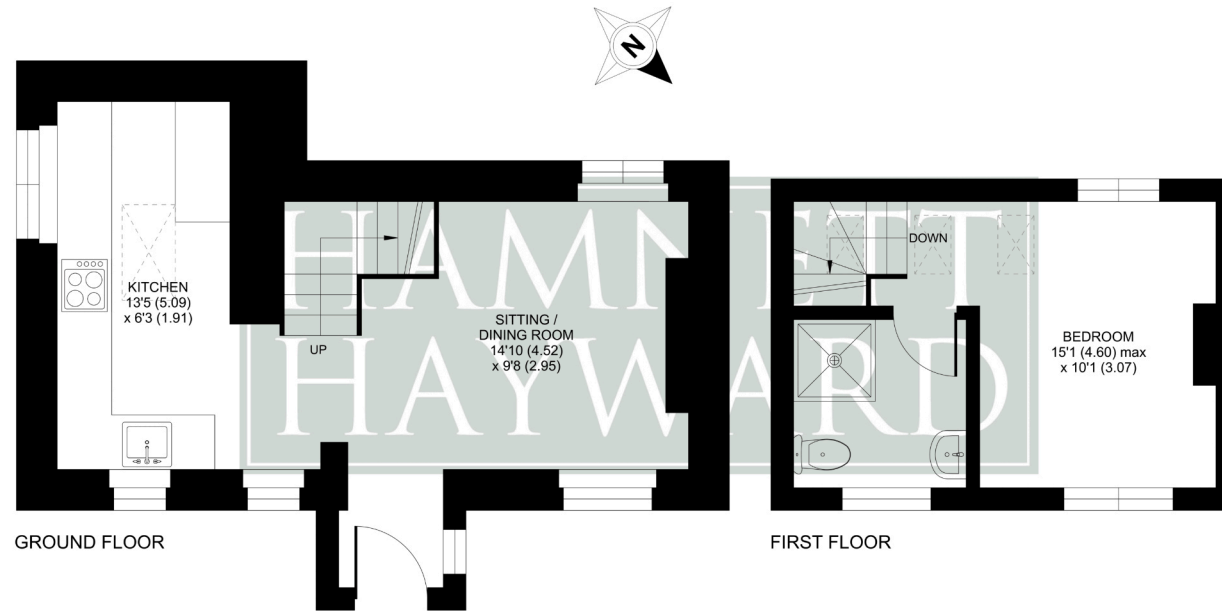
## SUMMARY

- Entrance porch
- 14' Sitting room with white washed exposed beams
- Wood burning stove
- Well equipped fitted kitchen with a range of appliances
- Fitted breakfast bar
- One first floor bedroom
- Modern shower room
- Beautifully presented throughout
- Small courtyard garden to the front
- Parking around the green
- Stunning setting within quintessential village
- Overlooking Lower Church Street Green
- Gas fired central heating
- Within a short drive of station for fast train into London Marylebone (approximately 36 minutes)

## Lower Church Street, Cuddington, Aylesbury, HP18

Approximate Area = 434 sq ft / 40.3 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhcom 2024. Produced for Hamnett Hayward Ltd. REF: 1074158

## LOCATION

Cuddington is the quintessential Buckinghamshire village centred around the picturesque village green. The village, like surrounding villages, has been the location of several Midsomer Murders episodes. Facilities in the village include: Shop/post office, hairdressing salon, The Crown Pub/Restaurant, two Churches, playing field with Clubhouse, tennis Courts, children's Park with cricket and football pitches and an active village hall incorporating a picture house, screening a diverse range of films from current blockbusters to classic movies of the past, along with Live and Encore presentations from the National Theatre. For many years the village has won the regional heat of Britain's Best Kept Village Competition and also the Britain in Bloom competition. Cuddington and Dinton Church of England School is located within the village with further schools and a regular bus service to the Grammar schools in Aylesbury. Further secondary schools include Lord Williams's in Thame, Princes Risborough school and Waddesdon C of E. 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 at Haddenham & Thame Parkway for Chiltern Line Services to London Marylebone including a fast train taking only 36 minutes.

## ADDITIONAL INFORMATION

**Services:** Mains water, drainage & electricity

**Heating:** Gas fired central heating to radiators

**Tenure:** Freehold

**Energy Rating:** Current D (58) Potential C (78)

**Local Authority:** Buckinghamshire County Council, Aylesbury area

**Postcode:** HP18 0AS

**Council Tax Band:** D

GUIDE PRICE £325,000



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