

# THE CHESTNUTS

UPPER CHURCH STREET, CUDDINGTON, BUCKINGHAMSHIRE. HP18 0AP



HAMNETT  
HAYWARD



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**A beautiful Grade II listed village home located within the very heart of this thriving and quintessential Buckinghamshire village.**

Located within the most idyllic setting, The Chestnuts is a fabulous period house dating back in parts to the XVII century. Originally constructed with an attractive brick & stone facade, the property has been extended in more recent years with a substantial rear extension to provide a generous open plan kitchen/breakfast room. The property is located within the heart of this picturesque village, just a short walk from the school and close to many popular rural walks. Cuddington is a thriving village with a wonderful community, offering many amenities whilst within a short drive of Haddenham & Thame Parkway for London Marylebone (just 37 minutes).

On entering the cottage through the entrance hall, a substantial open plan family room provides is the hub of the house, the attractive beamed ceiling a large fireplace provide a wonderful first impression. The open plan kitchen/breakfast room extends to an impressive 21' in length and fitted with modern shaker style cupboard and drawer units with a generous working surface. The kitchen flows into a breakfast room/study with views of the garden and the dining room offers a practical link. Further accommodation to the ground floor includes a lovely sitting room positioned to the front within the original cottage, benefiting from an open fireplace.

On the first floor The Chestnuts offer four generous bedrooms perfect for a family including a 17' double aspect master bedroom with shower room and a view of Upper Church Street. Three further bedrooms are served by a family bathroom.

Outside, the front of the property is bordered with attractive wrought iron fencing, ample off street parking is available to the side in front of substantial garage. To the rear of the property is a lovely mature garden extending to approximately 65' in length and enclosed with a lovely wychert wall, offering an excellent degree of privacy. The garden is laid predominately to lawn with a number of mature trees and flower & shrub borders..

In our opinion this is a wonderful opportunity to acquire a beautiful period house offering generous family accommodation within the most picturesque and idyllic village, whilst offering excellent connections to London.

“THE MOST CHARMING GRADE II LISTED PERIOD HOME, OFFERING FABULOUS ACCOMMODATION AND A MATURE GARDEN, ALL WITHIN THE VERY HEART OF THIS PRETTY VILLAGE & WITHIN STRIKING DISTANCE OF THE STATION”



## AT A GLANCE

- A fabulous Grade II listed village house enjoying generous accommodation and gardens
- Stunning position within the very heart of this picturesque village
- Many original features including exposed beams and open fireplaces
- Ample off street parking, garage and generous garden
- Within a short distance of Haddenham & Thame Parkway for London Marylebone (under 40 mins)





## SUMMARY

- Entrance hall
- Cloakroom
- Fabulous family room with exposed beams and fireplace
- Sitting room with open fireplace
- Dining room opening to rear garden
- 21' open plan kitchen/breakfast room
- Utility room
- Master bedroom with en-suite shower room
- Three further generous bedrooms
- Family bathroom
- Ample off street parking and 27' garage
- Generous mature rear garden offering an excellent degree of privacy
- Gas fired central heating
- Within a short drive of station for fast train into London Marylebone (approximately 36 minutes)
- Highly sought after and picturesque Buckinghamshire village

## 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 E (54) Potential B (81)

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

**Postcode:** HP18 0AP

**Council Tax Band:** G

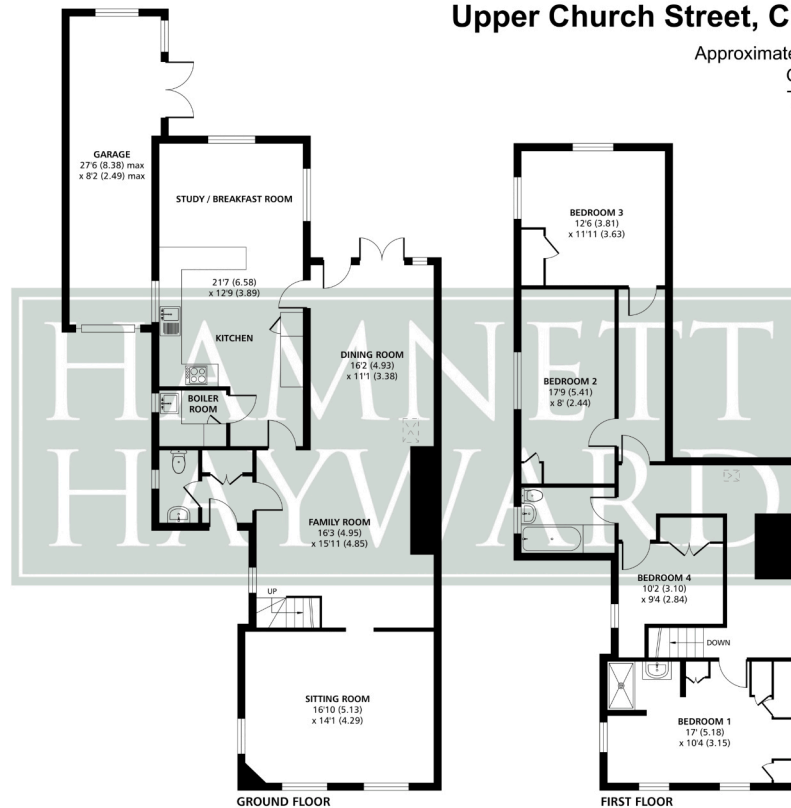
## Upper Church Street, Cuddington, HP18

Approximate Area = 1970 sq ft / 183 sq m

Garage = 211 sq ft / 19.6 sq m

Total = 2181 sq ft / 202.6 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). © ricscom 2024. Produced for Hamnett Hayward Ltd. REF: 1080996

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