



Station Road

Cheddington, Buckinghamshire, LU7 0SG



Countryside haven, commuter heaven.

Perfectly positioned for the commuter, this four-bedroom family home offers a light-filled, Scandi-chic aesthetic, blending effortless style with practical living.

The ideal family retreat, the property offers spacious interiors and beautifully verdant exteriors.

Upon entry, a welcoming hallway leads into a spacious dual-aspect sitting room. Originally two separate rooms, the front area now creates a peaceful reading nook, while the main sitting room exudes warmth with its open fireplace and rich mahogany parquet flooring. The space is complemented by bifold doors, seamlessly connecting the indoors with the garden, inviting natural light and a sense of tranquillity.

To the rear, the home has been thoughtfully extended to create a large kitchen/dining room which is bathed in natural light and enjoys captivating views of the garden. The kitchen is a study in understated elegance, featuring sleek Corian worktops and a full complement of modern cabinetry. An adjoining utility room, integral garage and contemporary cloakroom complete the functional design.

Guide price: £725,000
Tenure: Freehold



Upstairs, four generously proportioned bedrooms provide bright, airy spaces. The family bathroom has clean lines and minimalist design.

The mature garden is an outdoor oasis, extending well over 200ft and with views stretching over to Mentmore Towers, offering a perfect retreat for observing local wildlife. A stylish patio off the kitchen is ideal for outdoor dining and relaxation, while a second patio area, complete with fire pit, invites cosy gatherings. A large shed adds to the practicality of the space. A five-bar gate at the rear leads onto open fields, where a footpath offers scenic countryside walks, with Mentmore Towers in the distance.

To the front, a block-paved driveway, framed by mature shrub borders, provides ample parking, with gated side access for added convenience.

In all, the plot is around 0.25 acre..

Location

This sought-after Buckinghamshire village, close to the borders of Hertfordshire and Bedfordshire, has the unusual benefit of its own mainline train station, boasting a regular and direct service to London Euston in around 45 minutes.

Alternatively, for those who prefer roads to rail, this well-placed village is convenient for many major routes; the A41 dual carriageway, accessed at Tring, provides a direct link to the M25 (J20), and the M1 and A5 are also a short drive .

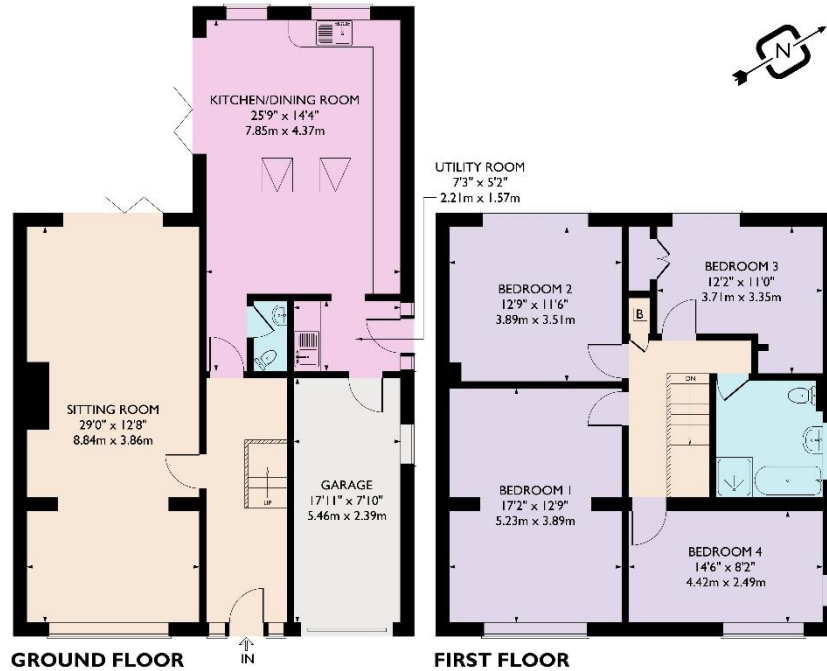


Every home tells a story

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APPROXIMATE GROSS INTERNAL AREA = 1653 SQ FT / 154 SQ M
 GARAGE = 140 SQ FT / 13 SQ M
 TOTAL = 1793 SQ FT / 167 SQ M



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: E

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