



## High Street

Cheddington, Buckinghamshire LU7 0RQ



## Rural charm and room to grow.

Situated within this sought-after Buckinghamshire village, this spacious family home enjoys the duality of rural charm and city connectivity – with local pubs, a primary school, and everyday essentials on the doorstep, plus direct rail access to London Euston via the village railway station.

Internally, the home unfolds with clarity and intention. A broad entrance hall sets the tone. Immediately to the front of the house, part of the former garage has been expertly repurposed into a dedicated study, while a sleek, modern shower room and a versatile family room sit adjacent; the latter offering adaptability for play, relaxation or creative pursuits.

At the rear, the heart of the home reveals itself in a voluminous, open-plan sitting/dining and kitchen space – intelligently zoned and beautifully lit via four Velux windows and large bifold doors which frame garden views, dissolving the boundary between inside and out. The kitchen is a tactile composition of sage cabinetry, timber surfaces and a butlers sink, anchored by a central island that incorporates a gas hob and concealed storage, all encouraging both sociable cooking and everyday ease.

**Offers Over:** £735,000  
**Tenure:** Freehold





A separate utility area and side access enhance functionality without disrupting the aesthetic flow.

Upstairs, four well-proportioned double bedrooms continue the sense of light and balance, serviced by a crisp, modern bathroom.

Externally, the south-westerly facing garden features mature laurel hedging, a bay tree and a fruiting pear. A generous patio encourages open-air dining, while a vegetable patch offers the opportunity to grow with the seasons. Off-street parking is provided at the front, with ample space for multiple vehicles. Lastly, there is a handy bike/mower store.

Finally, there is scope for further extension of the house - planning permission was granted in 2018 for a two storey extension to the rear which has now been partially implemented.

This is a home of integrity, thoughtfully extended, beautifully detailed and ready to evolve with its next custodians..



## 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

Whether your property has been interior designed, or crafted by family life over the years, our boutique estate agency sells beautiful, interesting homes and historic properties across Hertfordshire, Buckinghamshire and South Bedfordshire.

From idyllic cottages out in the country, to mid-century modern in the middle of town, we're proud to be part of bringing your home's story to life.

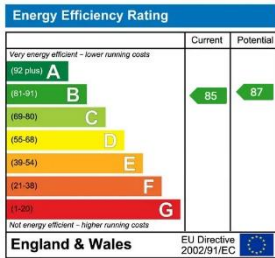


APPROXIMATE GROSS INTERNAL AREA = 2039 SQ FT / 189 SQ M (INCLUDING BIKE STORE)



© Nash Partnership

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.



Council Tax Band: E

nashpartnership.co.uk

Tring Office | 01442 820420  
35 High Street, Tring, Hertfordshire HP23 5AA

These particulars do not form an offer or contract, nor part of one. You should not rely on statements by Nash Property Management Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Nash Property Management Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs, property videos and virtual tours show only certain parts of the property as they appeared at the time they were taken. Floorplans, areas, measurements and distances given are approximate only. The text, images and plans included within these particulars are protected by Copyright and must not be reproduced without our consent. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. Nash Partnership is a trading name of Nash Property Management Ltd, a private limited company registered in England & Wales with number 4876274. Registered Office: 152 High Street, Berkhamsted, Hertfordshire HP4 3AT.