

Nash  
Partnership



**8 Church Hill**  
Cheddington, Buckinghamshire, LU7 0SY



## Seamless living with sunlit spaces.

This beautifully renovated and extended four bedroom family home is situated in an attractive development with this highly sought-after Buckinghamshire village, a short walk from the local school, pubs, allotments and even a tennis club. However, more unusual for a village location, Cheddington also boasts its own mainline station, providing a convenient, regular service to London Euston.

Inside, the accommodation is beautifully presented and decorated in soft, muted tones. The kitchen, refitted with contemporary flair, features both wall and base units, integrated appliances, and a clean, minimalist design. The kitchen flows seamlessly into the dining area, where contemporary wall panelling adds warmth and texture to the space. The dining area then leads into the family room, complete French doors that open directly into the garden.

The generous sitting room, designed with a sense of openness, is enhanced by bifold doors that open onto a spacious, sunny patio. A study, cloakroom, and utility room complete the ground floor, ensuring a practical and versatile living environment.

**Offers Over:** £600,000  
**Tenure:** Freehold



Upstairs, four light-filled and spacious bedrooms offer a tranquil haven. The principal bedroom features an en suite shower room and fitted wardrobes, while the other bedrooms share a beautifully designed family bathroom, combining function with style.

The property is approached via a block-paved driveway, offering ample parking for several vehicles. To the rear, the south-easterly facing garden is low-maintenance and thoughtfully designed for effortless outdoor living. A spacious patio area provides the perfect setting for dining and entertaining, while a raised section with AstroTurf adds a contemporary touch. An awning provides shade on the sunniest of days, creating a comfortable outdoor space.

Finally, prospective purchasers with children may also wish to note that the property is located within the Aylesbury grammar schools catchment area..

## 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.

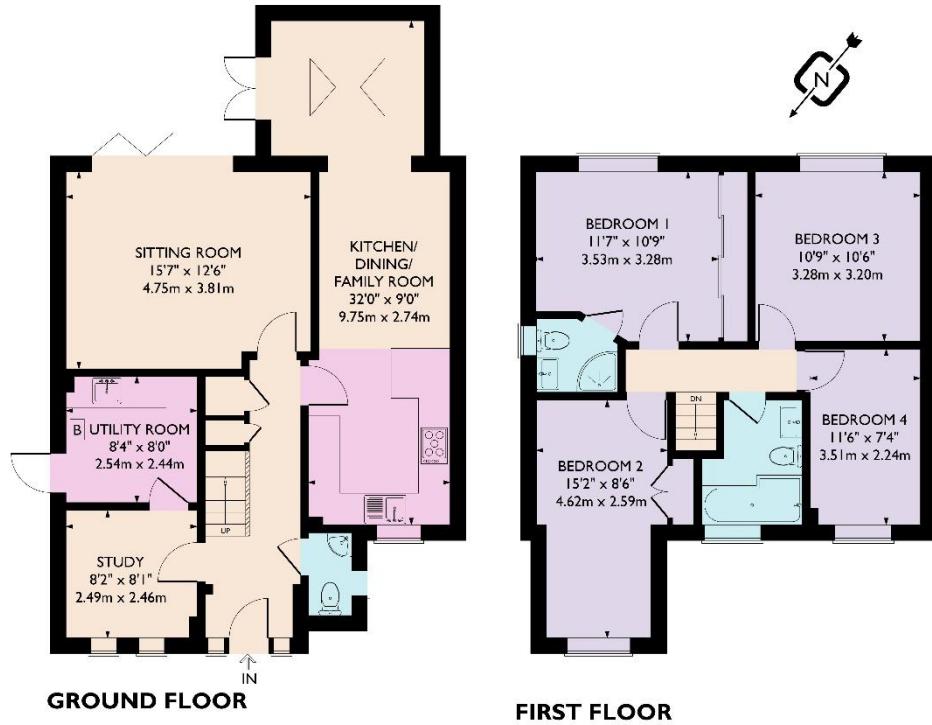
Alternatively, for those who prefer roads to rail, this well-placed village is convenient for many major routes; the A41 dual carriageway, accessed at Tring, provides a direct link to the M25 (J20), and the M1 and A5 are also a short drive. Village facilities include a modern village hall, sports field, tennis club, two pubs, and 12th Century church. Nearby towns offer a more comprehensive range of facilities, from the boutiques and coffee shops in picturesque Tring and, Leighton Buzzard and Berkhamsted, to the shopping centres and department stores of Milton Keynes and Aylesbury.

## Every home tells a story

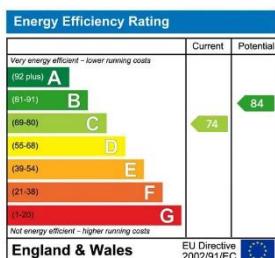
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From idyllic cottages out in the country, to mid-century modern in the middle of town, we're proud to be part of bringing your home's story to life.

APPROXIMATE GROSS INTERNAL AREA = 1361 SQ FT / 126 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.



Council Tax Band: E

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