

# 8 WHITE SWAN LANE

CUDDINGTON, BUCKINGHAMSHIRE HP18 0YL



HAMNETT  
HAYWARD



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**A stunning contemporary barn constructed to exacting standards by Rectory homes to form part of an exclusive development of just eight elegant homes.**

Located within the stunning village of Cuddington, this stylish home forms part of The Meadows, a collection of just eight luxury three and four bedroom homes completed in 2020 and built to the highest standard you could only expect from Rectory Homes. Every detail has been carefully designed to provide the perfect blend of traditional materials with contemporary living. Whilst enjoying the quintessential village setting, offering picturesque rural walks, the property is also ideally located within a short drive of Haddenham & Thame parkway for a comprehensive service into London Marylebone.

Internally, the property opens into an entrance hall fitted with a Herringbone style solid wood floor and offers two separate storage cupboards and a cloakroom fitted with a Villeroy and Boch suite. The ground floor offers adaptable living with two potential bedrooms, one of which enjoys a stunning en-suite shower room and glazed doors open directly to the garden. Of particular note is the outstanding principle reception, an all encompassing room extending to 20' with vaulted ceiling, intelligent lighting and flooded with natural light from the large glazed bi-fold doors. Within the room is a well equipped luxury fitted kitchen, finished in Hartforth blue matt with brass handless rail system, a corresponding island has space for bistro stools and finished with a Silestone work surface. Integrated appliances include twin 'Samsung' smart ovens, a brass Quooker boiling tap, a larder style fridge, dishwasher, wine chiller and an induction hob with integrated extractor. Further accommodation to the ground floor includes a separate utility room and a separate snug/bedroom four. The first floor accommodation is accessed via a stair handrail and newell post finished in oak, with low voltage recessed guide lighting to the landing. The master suite has an impressive walk through dressing area, with a range of built in wardrobes and a stand alone 'Villeroy & Boch' bath. The first floor has a further guest bedroom and a separate shower room finished to exacting standards.

Outside, the property is the first home in the development and offers generous off street parking, both to the front of the double garage and an additional block paved area to the side. Gated access from the side opens to the rear garden which enjoys a sunny South-easterly aspect. A private area to the side has a storage shed and an external hot shower. The main garden is laid predominantly to lawn with a substantial terrace for entertaining.

“A STUNNING BARN STYLE PROPERTY WITH THE MOST FABULOUS CONTEMPORARY INTERIOR, OFFERING WONDERFUL OPEN PLAN ACCOMMODATION AND LOCATED WITHIN A QUINTESSENTIAL BUCKINGHAMSHIRE VILLAGE”



## AT A GLANCE

- An outstanding contemporary barn forming part of an exclusive development by Rectory homes
- Stunning kitchen with a comprehensive range of integrated appliances and large island unit
- 20' vaulted open plan principle reception room with glazed bi-fold doors opening to garden
- Adaptable accommodation including ground floor bedroom suite.
- Double garage, ample parking with electric car charging point
- Close to Haddenham & Thame parkway for access into London Marylebone (just 37 minutes)





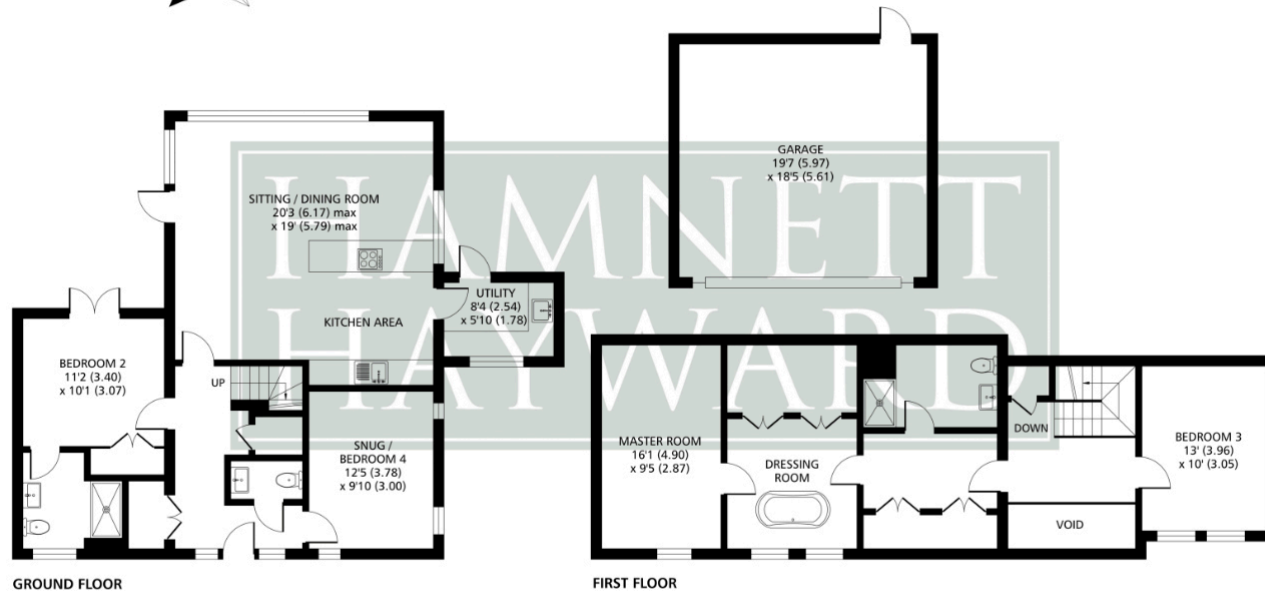
## SUMMARY

- Fabulous entrance hall with solid wood, herringbone style flooring
- Cloakroom featuring Villeroy & Boch sanitary ware
- A fabulous 20' open plan principle reception room enjoying vaulted ceiling, timber herringbone flooring and bi-fold doors to the garden
- Stunning bespoke kitchen with a comprehensive range of integrated appliances including Samsung smart ovens, wine chiller, induction hob with integrated extractor, dishwasher and basin with Quooker boiling water tap
- Generous island unit with Silestone work surfaces
- Utility room with further basin and freezer
- Ground floor bedroom with well large shower room
- Snug/bedroom four
- Fabulous first floor suite of bedroom, dressing room and stand alone bath
- Off street parking for ample vehicles and electric car charging point
- Double garage with personnel door to rear garden
- Generous South-East facing garden
- Large paved terrace ideal for entertaining, further private area with external shower
- Highly sought after Buckinghamshire village

## White Swan Lane, Cuddington, Cuddington, HP18

Approximate Area = 2075 sq ft / 193 sq m (includes garage & excludes void)

For identification only - Not to scale



## LOCATION

Cuddington is a beautiful Buckinghamshire village centred around the village green and the road junction linking Aylesbury, Long Crendon and Haddenham. 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 a mixed Church of England primary school. It is a voluntary aided school, which takes children from the age of four through to the age of eleven. Cuddington was an infant school but has recently merged with Dinton School to form a full primary school on two sites. A regular bus service also links the village to the Grammar schools in Aylesbury. 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, gas & electricity

Heating: Gas fired central heating, underfloor to ground floor

Energy Rating: Current B(87) Potential A (92)

Local Authority: Buckinghamshire Council

Postcode: HP18 0YL

Council Tax Band: F



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hamnett Hayward Ltd. REF: 921698



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