

JAYDAN COTTAGE

HOLLY TREE LANE, CUDDINGTON, BUCKINGHAMSHIRE. HP18 0BA



HAMNETT
HAYWARD

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A beautiful period cottage with a stylish interior, enjoying a wonderful position within the very heart of this thriving and quintessential Buckinghamshire village.

Located within the most idyllic village setting close to picturesque rural walks, Jaydan Cottage is a charming period cottage enjoying a beautifully presented contemporary interior. Originally constructed in the late 19th century from attractive flemish bond brickwork, the property has been extended at the rear and in more recent years refurbished and remodelled internally to provide a wonderful open plan arrangement. The property is located within the heart of this picturesque village, just a short walk from the many amenities on offer within this small but thriving village, whilst within a short drive of Haddenham & Thame Parkway for London Marylebone (under 40 minutes).

On entering the cottage a generous reception hall welcomes you into this lovely home, the room also serves as a study with an attractive elevated outlook over the lane. Of particular note is the substantial open plan sitting/dining room separated by a central, double sided wood burning stove. This wonderful room has timber flooring throughout and bi-fold doors open directly to the garden at the rear. The kitchen flows from the dining area and is fitted with a range of contemporary units with grey stone work surfaces. Integrated appliances include 'Fisher & Paykel' inset ovens and an induction hob.

On the first floor Jaydan Cottage offers three double bedrooms including a principal bedroom overlooking the front with distant rural views. The bedroom has a range of built in wardrobes and a recently updated en-suite with a large shower cubicle and basin within a generous vanity unit. Two further double bedrooms are served by a well appointed bathroom.

Outside, the front of the property, large panelled timber gates provide secure off street parking and access to a detached garage. A further personnel gate opens to the lovely rear garden. The garden has been recently landscaped and offers a private, low maintenance garden ideal for entertaining and summer 'Al Fresco' dining. The garden is also planted with a number of shrubs and box hedging

In our opinion this is a wonderful opportunity to acquire a beautiful period house within the most picturesque village, whilst close for access into London.

"THE MOST CHARMING COTTAGE, OFFERING A VERY STYLISH INTERIOR, ALL WITHIN THE VERY HEART OF THIS QUINTESSENTIAL VILLAGE & WITHIN STRIKING DISTANCE OF THE STATION FOR LONDON MARYLEBONE"



AT A GLANCE

- A fabulous period cottage offering beautifully presented accommodation
- Stunning position within the heart of this quintessential village, close to picturesque rural walks
- A fabulous open plan sitting/dining room with double sided, central wood burning stove
- Gated off street parking, detached garage and landscaped garden
- Within a short distance of Haddenham & Thame Parkway for London Marylebone (under 40 mins)



SUMMARY

- Reception hall/study
- Recently updated Cloakroom
- Fabulous open plan sitting/dining room with double sided wood burning stove
- Dining room with bi-fold doors opening to the garden and flowing through to the lovely kitchen
- Recently re-fitted kitchen with a range of 'Fisher & Paykel' appliances
- Lovely principal bedroom suite with modern en-suite shower room
- Two further double bedrooms
- Well appointed family bathroom
- Gated off street parking
- Detached garage
- Lovely rear garden offering an excellent degree of privacy and perfect for entertaining
- Gas fired central heating
- Within a short drive of station for fast train into London Marylebone (approximately 38 minutes)
- Highly sought after and picturesque Buckinghamshire village

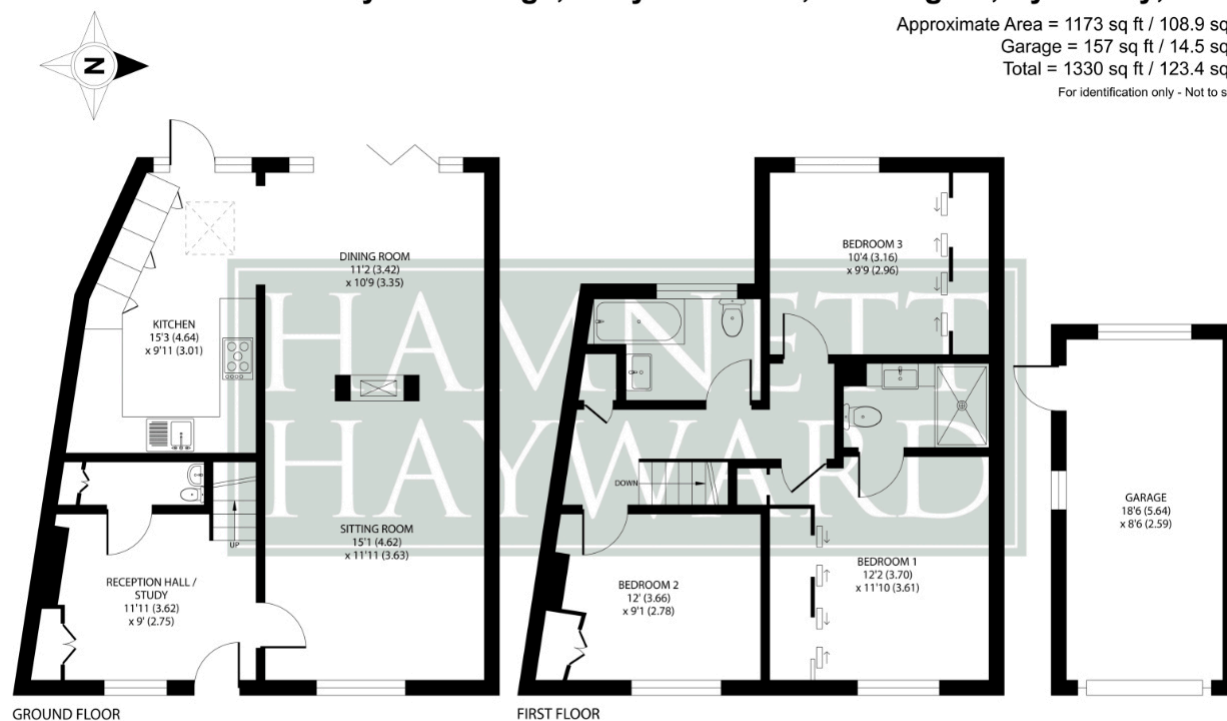
Jaydan Cottage, Holly Tree Lane, Cuddington, Aylesbury, HP18

Approximate Area = 1173 sq ft / 108.9 sq m

Garage = 157 sq ft / 14.5 sq m

Total = 1330 sq ft / 123.4 sq m

For identification only - Not to scale



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 38 minutes.

ADDITIONAL INFORMATION

Services: Mains water, drainage & electricity

Heating: Gas fired central heating to radiators

Tenure: Freehold

Energy Rating: Current D (68) Potential B (84)

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP18 0BA

Council Tax Band: E

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hamnett Hayward Ltd. REF: 1251617

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