

PEAR TREE COTTAGE

4 LOWER CHURCH STREET, CUDDINGTON, BUCKINGHAMSHIRE. HP18 0AS



HAMNETT
HAYWARD

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The most charming Victorian cottage with a stylish interior, located within the most picturesque village overlooking the church.

Pear Tree Cottage is simply stunning throughout, offering a classic Victorian facade with the most stylish interior. The cottage is perfectly positioned within the heart of this Quintessential village, close to Cuddington church and the many picturesque, rural walks. Cuddington is a small but thriving village with many amenities including a traditional pub, a junior school and village school, whilst only a short drive of Haddenham & Thame Parkway for London Marylebone (under 40 minutes).

On entering the cottage an entrance hall offers space for coats and boots and extends into the principal reception room. This beautiful room flows into the dining room and is divided by the stair case. The sitting room itself is light and airy enjoying a 'South-easterly' aspect and a recently installed wood burner provides a cosy room for the winter. Of particular note is the kitchen/breakfast room, recently fitted with a range of shaker style cupboard and drawer units with solid wood work surfaces. The kitchen offers a range of appliances including an inset electric oven with gas hob and fridge. The kitchen flows into a breakfast area with a part glazed roof, and glazed double doors opening to the garden.

To the first floor are two lovely bedrooms, the principal bedroom has exposed timbers and overlooks the pretty lane to the front. Bedroom two also shares as an occasional study and both bedrooms are served by a modern bathroom, with shower. The bathroom also enjoys views over countryside.

Outside, the front enjoys a pretty garden with box hedging and lavender plants and whilst the cottage has no designated parking, on street parking is available. The rear garden extends to approximately 100' in total and is very established. A terrace is positioned directly to the rear of the cottage for entertaining.

In our opinion this is a wonderful opportunity to acquire a beautiful village cottage within the most picturesque and peaceful setting to switch off and relax, whilst within striking distance of the station for direct access into London Marylebone.

"THE MOST CHARMING COTTAGE OFFERING A SIMPLY GORGEOUS INTERIOR, LOCATED WITHIN A PEACEFUL AND QUINTESSENTIAL VILLAGE, WHILST WITHIN STRIKING DISTANCE OF THE STATION FOR LONDON MARYLEBONE"



AT A GLANCE

- The most beautiful Victorian cottage offering beautifully presented accommodation
- Stunning position within the heart of this quintessential village, close to picturesque rural walks
- Sitting room with wood burner
- Well appointed kitchen/breakfast room opening to a beautiful garden
- Within a short distance of Haddenham & Thame Parkway for London Marylebone (under 40 mins)



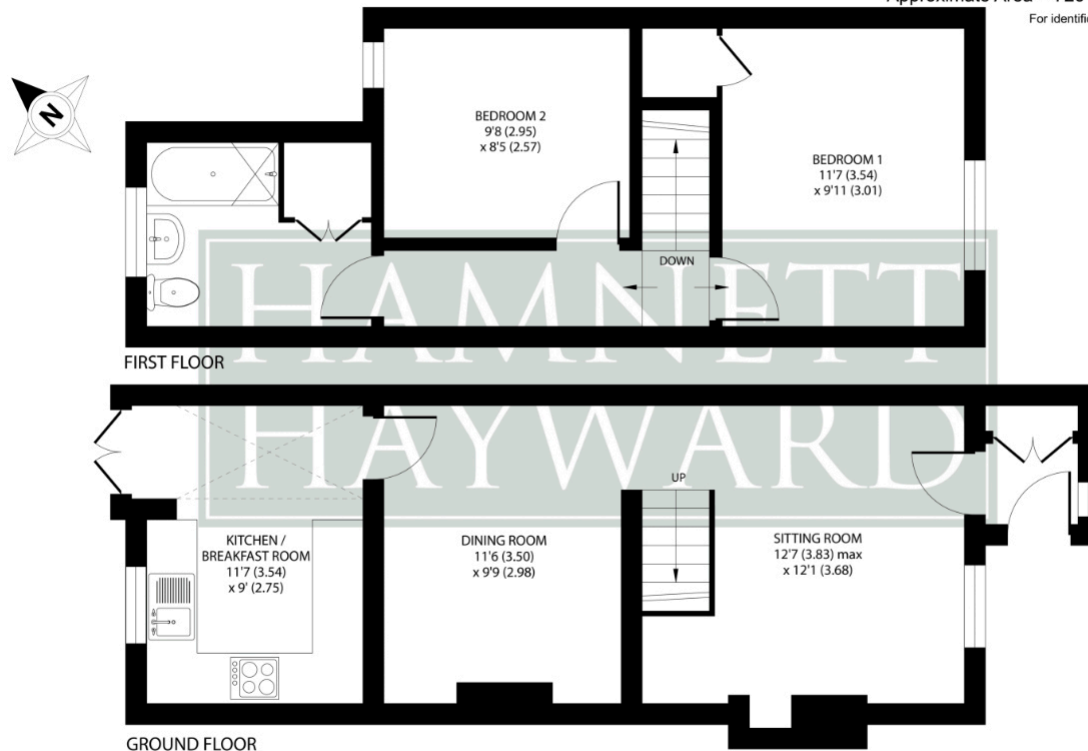
SUMMARY

- Entrance hall
- Sitting room with wood burner
- Dining room
- Stunning kitchen/breakfast room with part glazed roof
- Two double bedrooms
- Generous bathroom suite
- Attractive rear garden extending to approximately 100' in length with views over countryside
- Stunning position within the village close to the picturesque church
- Highly sought after village
- Fabulous paths for dog walks
- Beautifully presented throughout
- Gas fired central heating
- Within a short drive of station for fast train into London Marylebone (approximately 38 minutes)

Lower Church Street, Cuddington, Aylesbury, HP18


Approximate Area = 726 sq ft / 67.4 sq m

For identification only - Not to scale



FIRST FLOOR

GROUND FLOOR

 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: 1257411

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 C (72) Potential A (115)

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP18 0AS

Council Tax Band: D

**HAMNETT
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42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: thame@hamnetthayward.co.uk