

BARN COTTAGE

LOWER CHURCH STREET, CUDDINGTON, BUCKINGHAMSHIRE. HP18 0AS



HAMNETT
HAYWARD

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A beautiful period cottage and adjoining barn, recently extended and updated to a particularly high standard.

Situated within the most idyllic village setting overlooking a small green, Barn Cottage is a simply stunning home recently extended and refurbished by the current owners. The original Georgian cottage offers beautiful stone elevations and blends superbly with the original period barn, now re-modelled and extended to provide a stylish interior. The property is located within the heart of a picturesque village, just a short walk from stunning rural walks and the many amenities on offer within this small but thriving village. For the commuter, the property is just a short drive of Haddenham & Thame Parkway for London Marylebone (under 40 minutes).

The property is generally accessed at the rear through the oak framed glazed doors into the substantial kitchen/dining/family room, further access is available into the boot room following a long dog walk, which has access to a cloakroom. Of particular note is the substantial open plan kitchen/family room, extending to an impressive 27' and well equipped with a modern range of cupboard and drawer units, whilst a stylish quartz work surface provides preparation space and extends into a breakfast bar. The kitchen has a range of integrated Neff appliances including a double oven, gas hob, fridge/freezer and dishwasher. A Quooker cube tap dispenses boiling, chilled filtered and sparkling water. This wonderful room is flooded with natural light thanks to the oak framed glazed elevation providing lovely views of the rear garden. For the winter, a wood burning stove is double sided, also opening to the sitting room. Further accommodation includes two separate reception rooms including a family room/study with an original fireplace housing a wood burning stove. On the first floor Barn Cottage offers four double bedrooms including a principal bedroom with built in wardrobes and an opening to a shower room. Three further bedrooms are served by a well appointed bathroom. Outside, ample off street parking is located at the side, with gated access opening to the rear. The mature, south facing gardens are stunning and the rear extends to 85' in length. The garden is well established with a number of mature trees. A recently constructed BBQ garden room is oak framed under a tiled roof and provides the ideal area for entertaining all year round. A further detached shed offers excellent storage.

In our opinion this is a wonderful opportunity to acquire a beautiful period home and gardens, offering stylish living within a picturesque village.

A BEAUTIFUL PERIOD COTTAGE, RECENTLY RE-MODELLED WITH ADJOINING BARN TO CREATE THE MOST STYLISH INTERIOR, ALL WITHIN THE VERY HEART OF THIS QUINTESSENTIAL VILLAGE & WITHIN STRIKING DISTANCE OF STATION



AT A GLANCE

- A fabulous period home recently extended and re-modelled to an exceptionally high standard
- Stunning position within the heart of this quintessential village, close to picturesque rural walks
- A fabulous 27' open plan kitchen/dining/family room, converted from adjoining period barn
- The most wonderful established garden with oak framed BBQ garden room for entertaining
- Within a short distance of Haddenham & Thame Parkway for London Marylebone (under 40 mins)



SUMMARY

- Rear hallway and boot room
- Cloakroom and cellar
- Fabulous 27' open plan kitchen/dining/family room with double sided wood burning stove and oak framed glazed doors to garden
- Sitting room and separate family room/study with wood burning stove
- Recently re-fitted kitchen with a range of Neff appliances, Quooker tap and quartz work surfaces extending into a breakfast bar peninsula
- Lovely principal bedroom with shower room
- Three further double bedrooms
- Well appointed family bathroom with shower cubicle
- Ample off street parking
- Beautiful mature, south facing garden extending to approximately 85' and offering an excellent degree of privacy
- Large oak framed BBQ garden room for outdoor kitchen space and entertaining
- Beautifully presented throughout
- Within a short drive of station for fast train into London Marylebone (approximately 38 minutes)
- Highly sought after and picturesque Buckinghamshire village

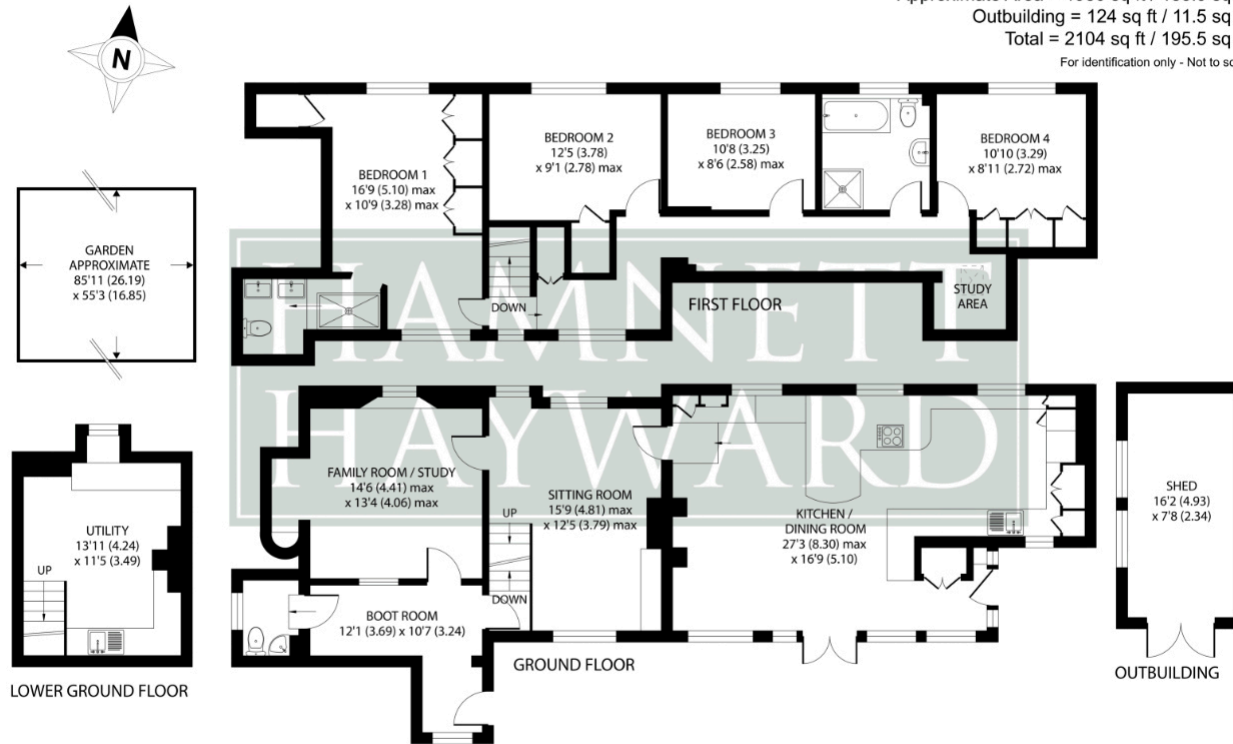
Lower Church Street, Cuddington, Aylesbury, HP18

Approximate Area = 1980 sq ft / 183.9 sq m

Outbuilding = 124 sq ft / 11.5 sq m

Total = 2104 sq ft / 195.5 sq m

For identification only - Not to scale



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:

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. New boiler installed in 2024, with all radiators individually controlled by an App.

Tenure: Freehold

Energy Rating: Current D (66) Potential B (81)

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP18 0AS

Council Tax Band: F

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