



The Three Cottages,
Cuddington, Buckinghamshire,
HP18 0BA

Guide Price
£825,000

RB REASTON BROWN

Beautiful Grade II Listed Property Ideal For Renovation And Further Scope For Development Of Out Buildings, Set In A Large Garden. Within The Desirable Village Of Cuddington With Its Renowned Primary School. No Onward Chain.

The Three Cottages is tucked away in the sought-after village of Cuddington, this charming Grade II listed home offers a rare opportunity to own a piece of 17th-century heritage. The property occupies a mature corner plot and includes a detached thatched outbuilding.

Internally, the accommodation extends to approximately 1,970 sq. ft and skilfully combines character with flexibility. The ground floor features three distinct yet interlinked reception rooms, all showcasing original exposed beams and traditional leaded windows. Two open fireplaces add a warm, authentic ambience, while French doors from the sitting room provide a seamless connection to the garden.

The original kitchen has scope for further enhancement. It features wooden cabinetry, tiled flooring, and a charming outlook over the garden, creating a welcoming space for everyday family life. An adjacent utility room provides useful additional storage and laundry facilities.

Upstairs, there are four well-proportioned bedrooms and two bathrooms, including an en suite to the principal bedroom. One of the bedrooms benefits from an adjoining room, ideal as a nurse dressing area, or study. A separate WC adds to the practicality of the layout.

Externally, a secluded courtyard to the front leads to the detached thatched outbuilding, which is currently in need of structural work but offers exciting potential for conversion - perhaps into garaging, a studio, or a guest annexe. The rear garden is predominantly laid to lawn and bordered by mature conifers, with ample scope to create a more open or landscaped outdoor setting.

Offered with no onward chain, this enchanting home is perfectly suited for buyers seeking period charm, village living, and the opportunity to shape a historic property to their own taste.

EPC: Exempt | Council Tax Band: G | Freehold | Oil Central heating

Situation

Cuddington is an exceptionally desirable and picturesque village, steeped in history and charm. Listed in the Domesday Book of 1086 as 'Cudintuna', it was once renowned for its healing spring and continues to offer a tranquil yet vibrant village lifestyle. Nestled on the Buckinghamshire–Oxfordshire border, just a short drive from the thriving market town of Thame, Cuddington combines rural beauty with excellent local amenities.

The village boasts a 12th-century church, a well-stocked village shop and post office, a hairdresser, a popular village hall, film club, tennis and cricket clubs, and a highly regarded gastro pub, The Crown. A well-used recreation ground adds to the village's community spirit. Education is well catered for, with the sought-after Cuddington and Dinton Church of England School serving local children, while Ashfold School in nearby Dorton provides excellent preparatory education.

Transport links are ideal for commuters: the M40 is within easy reach, offering direct routes to London, Birmingham and beyond. Haddenham & Thame Parkway station is approximately four miles away, with fast trains reaching London Marylebone in around 37 minutes. Surrounded by open countryside and offering a strong sense of community, Cuddington is one of Buckinghamshire's most attractive villages to call home.

The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.







Approx. Gross Internal Floor Area 2368 Sq Ft (220 Sq M)
The Three Cottages, Holly Lane, Cuddington, Buckinghamshire, HP18 0BA

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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www.reastonbrown.co.uk Email: sales@reastonbrown.co.uk

94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626

2-4 Windmill Road, Headington, Oxford, OX3 7BU Tel : +44(0) 1865 308855

119-121 Park Lane . London . W1K 7AG. Tel : +44(0) 207 079 1589

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