

4 Bedroom
Detached Bungalow
Extended & much improved

RURAL LOCATION

3 Cuddington Road, Dinton HP18 0AB



TO ARRANGE A VIEWING CONTACT
WESOLDIT.CO.UK ON HELLO@WESOLDIT.CO.UK



LOCATION

Nestled between the idyllic Buckinghamshire villages of Cuddington and Dinton on the outskirts of Aylesbury this detached bungalow enjoys far reaching views of open countryside toward Eythrope and Waddesdon. The village of Cuddington is situated just 1.5 miles away providing amenities such as a Shop/post office, hairdressing salon, local Pub, village hall, tennis courts, play park and cricket and football pitches.

- SOUGHT AFTER LOCATION
- DETACHED BUNGALOW
- EXTENDED & MUCH IMPROVED
- FOUR BEDROOMS
- LOUNGE
- SUN ROOM
- MODERN FITTED KITCHEN
- GUEST WC & SHOWER ROOM
- FAMILY BATHROOM
- POWERED OUTBUILDING
- DRIVEWAY PARKING FOR SEVERAL VEHICLES

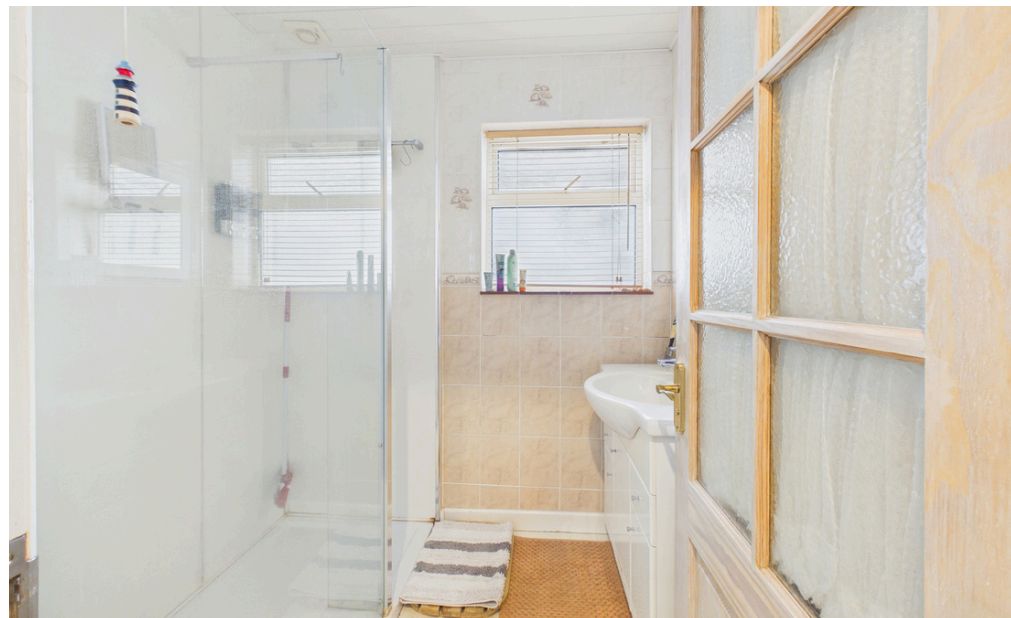
Situated less than 4 miles from Haddenham & Thame Parkway Station connecting to London Marylebone in 42 minutes. Surrounded by open countryside the area provides access to ample walks, trails, footpaths and bridleways.

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We Sold It are delighted to present this extended and well-appointed four-bedroom chalet bungalow, set within the attractive village of Dinton and enjoying far-reaching views over open countryside to the front. The property offers a highly versatile layout, ideal for a range of buyers. Upon entering, there are two ground floor bedrooms positioned to either side of the entrance hall, one of which is currently used as a home office. Further along, there is a shower room with separate WC, while a dining room is set just off the hallway, providing a well-defined additional reception space. To the rear of the property, the accommodation opens out to a fully fitted kitchen with direct access to the garden, alongside a comfortable living room featuring double doors into a sunroom. This additional reception space enjoys views over the garden and opens directly onto the patio, creating an excellent flow for both everyday living and entertaining. Upstairs, there are two further bedrooms and a family bathroom, offering flexible accommodation for families. Externally, the property is set within generous and well-maintained gardens, predominantly laid to lawn with mature shrubs, planting and established borders. A substantial workshop with power provides a highly usable space for hobbies, or storage. To the front, there is driveway parking for multiple vehicles, and the benefit of open countryside views.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.





Floor 0 Building 1

Approximate total area⁽¹⁾
1645 ft²

Balconies and terraces
276 ft²

Reduced headroom
195 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

