

6 WHITE SWAN LANE

CUDDINGTON, BUCKINGHAMSHIRE HP18 0YL



HAMNETT
HAYWARD

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A beautifully designed contemporary barn, built to exceptional standards by Rectory homes, forming part of an exclusive collection of just eight refined residences.

Located within the stunning village of Cuddington, this stylish home forms part of The Meadows, a collection of just eight luxury homes completed in 2021 and built to the highest standard you could only expect from Rectory Homes. Every detail has been carefully designed to provide the perfect blend of traditional materials with contemporary living. Whilst enjoying the quintessential village setting, offering picturesque rural walks, the property is also ideally located within a short drive of Haddenham & Thame parkway for a comprehensive service into London Marylebone.

Internally, the property opens into a generous entrance hall, filled with natural light and featuring a glazed door that provides direct access to the garden. A cloakroom, fitted with a contemporary Villeroy & Boch suite, completes the space. Of particular note is the exceptional open-plan kitchen/dining/sitting room, extending to an impressive 36 feet in length with bi-fold doors opening directly to the garden. The space is fitted with an extensive range of contemporary green-fronted units by 'Hacker'. A substantial central island with silestone quartz work surfaces flows seamlessly into an oak breakfast bar, while a bespoke larder unit is beautifully crafted to provide the ultimate storage solution. Integrated appliances include 'Siemens' oven with steam/microwave and wireless function, a Quooker filtered boiling tap, a larder style fridge, dishwasher, wine chiller and a Bora induction hob with integrated extractor. Further accommodation to the ground floor includes a separate utility room, a family/play room and a superb vaulted sitting room with oak flooring and a wood burning stove. The first floor accommodation is accessed via a beautiful staircase finished in oak opening to a large landing serving the bedrooms and bathrooms. The principal suite extends to an impressive 17' with a walk through dressing area and 'Villeroy & Boch' shower room. Three further double bedrooms are served by a luxurious bathroom and a dedicated shower room serves a guest bedroom. Outside, the property is tucked away within the small development and offers generous off street parking, to the front of the double garage with charging for an EV. Gated access from the side opens to the rear garden which enjoys a good degree of privacy. A generous terrace has stylish porcelain tiles providing the perfect area for entertaining a summer dining. In our opinion, White Swan Close represents an exceptional opportunity for modern village living, while remaining within easy reach and convenient commuting to London Marylebone in under 40 minutes.

“A STUNNING BARN STYLE PROPERTY WITH THE MOST FABULOUS CONTEMPORARY INTERIOR, OFFERING WONDERFUL OPEN PLAN ACCOMMODATION AND LOCATED WITHIN A QUINTESSENTIAL BUCKINGHAMSHIRE VILLAGE”



AT A GLANCE

- An outstanding contemporary barn forming part of an exclusive development by Rectory homes
- Stunning bespoke kitchen with a comprehensive range of integrated appliances and large island unit
- 36' open plan kitchen/dining/sitting room with bi-fold doors
- Vaulted sitting room with oak flooring and wood burning stove
- Double garage, ample parking with electric car charging point
- Close to Haddenham & Thame parkway for access into London Marylebone (just 37 minutes)



SUMMARY

- Fabulous reception hall with oak flooring
- Cloakroom featuring Villeroy & Boch sanitary ware
- Playroom/study
- Bespoke Hacker kitchen with a comprehensive range of integrated appliances including Siemens ovens, wine chiller, induction hob with integrated extractor, dishwasher and basin with Quooker boiling water tap
- Generous island unit with Silestone Quartz work surfaces extending into breakfast bar
- Vaulted sitting room with wood burning stove
- Principal bedroom suite with dressing area and shower room
- 23' guest bedroom with bathroom
- Two further bedrooms and family bathroom
- Off street parking for ample vehicles and electric car charging point
- Double garage with personnel door to rear garden
- Generous South-East facing garden
- Large paved terrace ideal for entertaining
- Highly sought after Buckinghamshire village
- Ideally positioned close to Haddenham & Thame parkway offering a comprehensive service to London Marylebone in just 37 minutes

**Approximate Gross Internal Area 2612 sq ft - 242 sq m
(Excluding Garage)**

Ground Floor Area 1350 sq ft - 125 sq m

First Floor Area 1262 sq ft - 117 sq m

Garage Area 432 sq ft - 40 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



LOCATION

Cuddington is a beautiful Buckinghamshire village centred around the village green and the road junction linking Aylesbury, Long Crendon and Haddenham. 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 a mixed Church of England primary school. It is a voluntary aided school, which takes children from the age of four through to the age of eleven. Cuddington was an infant school but has recently merged with Dinton School to form a full primary school on two sites. A regular bus service also links the village to the Grammar schools in Aylesbury. 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 36 minutes.

ADDITIONAL INFORMATION

- Services:** Mains water, gas & electricity. EV charging point
- Heating:** Gas fired central heating, underfloor to ground floor. Wood burning stove to sitting room
- Energy Rating:** Current B(85) Potential A (90)
- Local Authority:** Buckinghamshire Council, Aylesbury area
- Postcode:** HP18 0YL
- Council Tax Band:** G



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