

# MILL COTTAGE

BRIDGEWAY, CUDDINGTON, BUCKINGHAMSHIRE. HP18 0BP



HAMNETT  
HAYWARD

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**A beautifully presented Georgian home that has been thoughtfully extended to create an exceptional village residence, set within mature grounds and enjoying outstanding views across the surrounding countryside.**

Situated on the edge of a charming Buckinghamshire village, Mill Cottage is a beautiful home with Georgian origins that has been recently re-designed and extended, creating a perfect blend of traditional character and modern living. The property is located within a short walk of the picturesque village, enjoying stunning rural walks and the many amenities on offer within this small but thriving village. For the commuter, Mill Cottage is just a short drive of Haddenham & Thame Parkway for London Marylebone (under 40 minutes).

A new pitched oak storm porch with front door opens to a generous entrance hall, with cloakroom and storage. Of particular note is the substantial open plan kitchen/breakfast room, recently extended and fitted with a range of shaker style units and quartz work surfaces. A 'Leisure' Range cooker has electric ovens and a gas hob, further integrated appliances include a dishwasher with spaces for free standing fridge. Further accommodation to the ground floor includes three reception rooms; the snug is a cosy room with a fireplace and bi-fold doors opening directly to the garden. A new oak staircase provides exclusive access to the first floor study/reception with a door to the fabulous roof terrace providing exceptional views. The sitting/dining room extends to an impressive 21' and forming part of the original house, a fireplace has a wood burning stove. The extended office/family room completes the substantial ground floor.

To the first floor are three further bedrooms, including an impressive principal suite with access to the roof terrace and an en-suite bathroom. Two further bedrooms are served by a family bathroom.

Outside, ample off street parking is located at the front with a large shingle driveway leading to a detached double garage with electric door. Gated access opens to the mature garden, in all the plot extends to approximately 0.23 acres. To the rear and side is attractive, South-East facing gardens laid to lawn and bordered by a post and rail fence with far reaching rural views. A generous terrace provides the perfect entertaining space and a further detached studio offers the scope for a home office. A workshop/store adjoins the garage and a convenient hot water tap is perfect after a muddy dog walk.

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 HOUSE, RECENTLY EXTENDED AND RE-MODELLED TO CREATE THE MOST STYLISH INTERIOR, ALL WITHIN A QUINTESSENTIAL VILLAGE ENJOYING OUTSTANDING VIEWS OVER ADJOINING COUNTRYSIDE”



## AT A GLANCE

- A fabulous period home recently extended and re-modelled to an exceptionally high standard
- Stunning position on the fringe of this quintessential village with outstanding views
- Impressive principal bedroom opening to a roof top terrace with beautiful views
- The most wonderful established garden extending to approximately 0.23 acres
- Within a short distance of Haddenham & Thame Parkway for London Marylebone (under 40 mins)



## SUMMARY

- Entrance hall
- Cloakroom
- Fabulous open plan kitchen/breakfast room, recently extended
- 21' sitting/dining room with wood burning stove
- Office/family room
- Snug with bi-fold doors opening to the garden
- Principal bedroom with en-suite and direct access to a terrace and balcony offering outstanding views
- Two further bedrooms served by a family bathroom
- Recently constructed study/bedroom with outstanding views and access to rear roof terrace
- Ample off street parking for 4-5 vehicles
- Detached double garage with adjoining workshop
- Outstanding formal gardens adjoining open paddocks and farmland, total plot extending to approximately 0.23 acres
- Within a short drive of station for fast train into London Marylebone (approximately 38 minutes)
- Highly sought after and picturesque Buckinghamshire village

## Bridgeway, Cuddington, HP18

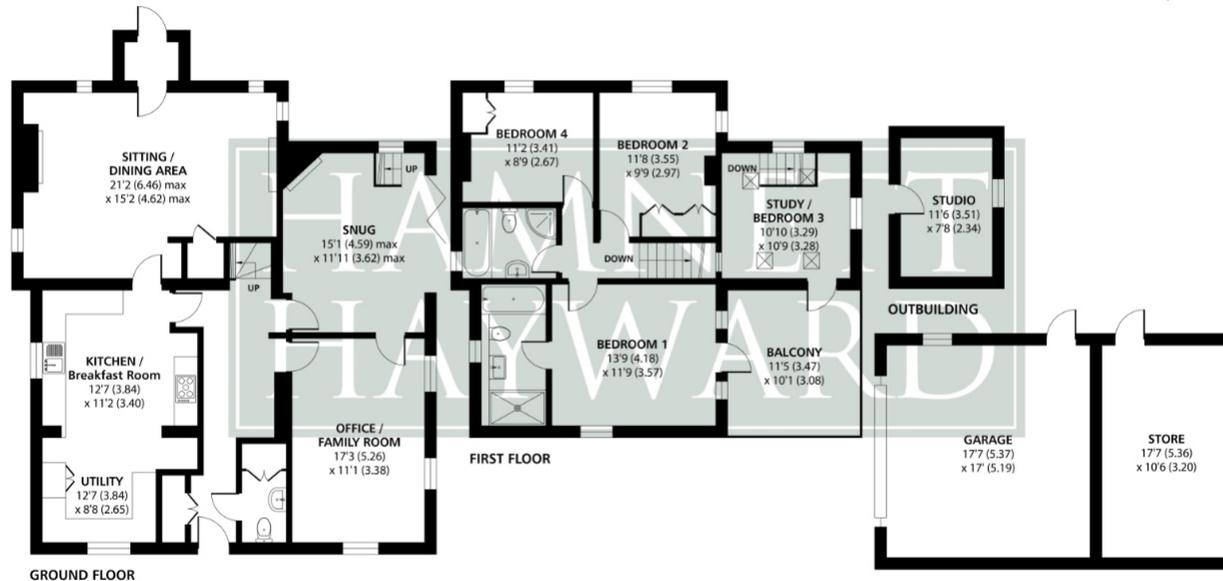
Approximate Area = 1855 sq ft / 172.3 sq m

Garage = 299 sq ft / 27.8 sq m

Outbuildings = 273 sq ft / 25.4 sq m

Total = 2427 sq ft / 225.5 sq m

For identification only - Not to scale



## LOCATION

Cuddington is the quintessential Buckinghamshire village centred around the picturesque village green. Similar to surrounding villages, Cuddington has been the location of several Midsomer Murders episodes. Facilities 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 Cuddington 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, private drainage & electricity

**Heating:** Oil fired central heating

**Tenure:** Freehold

**Energy Rating:** Current C (71) Potential C (75)

**Local Authority:** Buckinghamshire County Council, Aylesbury area

**Postcode:** HP18 0BP

**Council Tax Band:** G

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