

SPICKETTS

FROG LANE, CUDDINGTON, BUCKINGHAMSHIRE. HP18 OAX



HAMNETT
HAYWARD

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FROG LANE, CUDDINGTON,
BUCKINGHAMSHIRE. HP18 0AX

A beautiful Grade II listed cottage located within a stunning Buckinghamshire village close to open countryside.

Tucked away along the picturesque Frog Lane adjoining open countryside, Spicketts is a simply stunning period home originally dating back to the XVII century. The property was extended in the 1960's to provide a single storey rear extension and beautifully renovated in more recent years and impeccably styled throughout, the property offers elegant accommodation filled with character warmth and natural light. Located within the heart of Cuddington 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 approached via an entrance hall with cloakroom, leading through to a generous utility/boot room and providing further access into the original cottage. The accommodation extends into an elegant dining room centred around an impressive fireplace, which in turn opens into a classic country kitchen. The kitchen is beautifully appointed with solid shaker-style cupboards and drawer units, complemented by an Aga and traditional Butlers sink. Beyond, the space flows seamlessly into a charming dining area with timber flooring, creating a warm and sociable heart to the home. Of particular note is the substantial open-plan sitting room, featuring an incredible open fireplace and offering exceptional entertaining space. This wonderful room continues into a stunning garden room, flooded with natural light and finished with a striking herringbone wood floor, perfectly framing views of the garden beyond. The main staircase opens to a landing with exposed stone work and original beams to the walls, the principal bedroom extends to an impressive 16' in length. Two further bedrooms are beautifully presented and the and served by a generous family bathroom. Bedroom two has a separate staircase leading to a ground floor shower room.

Outside, the property benefits from off-street parking to the front of the cottage, with further parking to the rear, offering excellent space and scope for the addition of a detached garage or home office, subject to the necessary consents.

To the rear, there are beautifully maintained formal gardens enjoying a sunny south-easterly aspect. A generous terrace provides an ideal space for outdoor dining and entertaining, with steps rising to a well-kept lawn, with thoughtfully designed borders.

A BEAUTIFULLY PRESENTED PERIOD COTTAGE WITH EXQUISITELY STYLISH INTERIORS, PERFECTLY POSITIONED IN THE HEART OF THIS QUINTESSENTIAL VILLAGE AND WITHIN EASY REACH OF THE STATION



AT A GLANCE

- A fabulous XVI century period home enjoying the most picturesque village setting
- Stunning position adjoining open countryside offering rural walks
- A fabulous sitting room with a magnificent open fireplace
- The most wonderful established garden with parking and scope for a detached garage/office
- Within a short distance of Haddenham & Thame Parkway for London Marylebone (under 40 mins)



SUMMARY

- Entrance hall with cloakroom
- Utility room/boot room
- Classic shaker style kitchen with Butlers sink and Aga
- Dining room with fireplace
- 19' Sitting room with magnificent open fireplace, opening to garden room
- 16' principal bedroom
- Two further double bedrooms
- First floor family bathroom and ground floor shower room
- Ample off street parking to the front and rear
- Beautiful mature, South-East facing garden extending to approximately 80' in length
- Planning permission to construct double garage and garden room with further parking
- 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

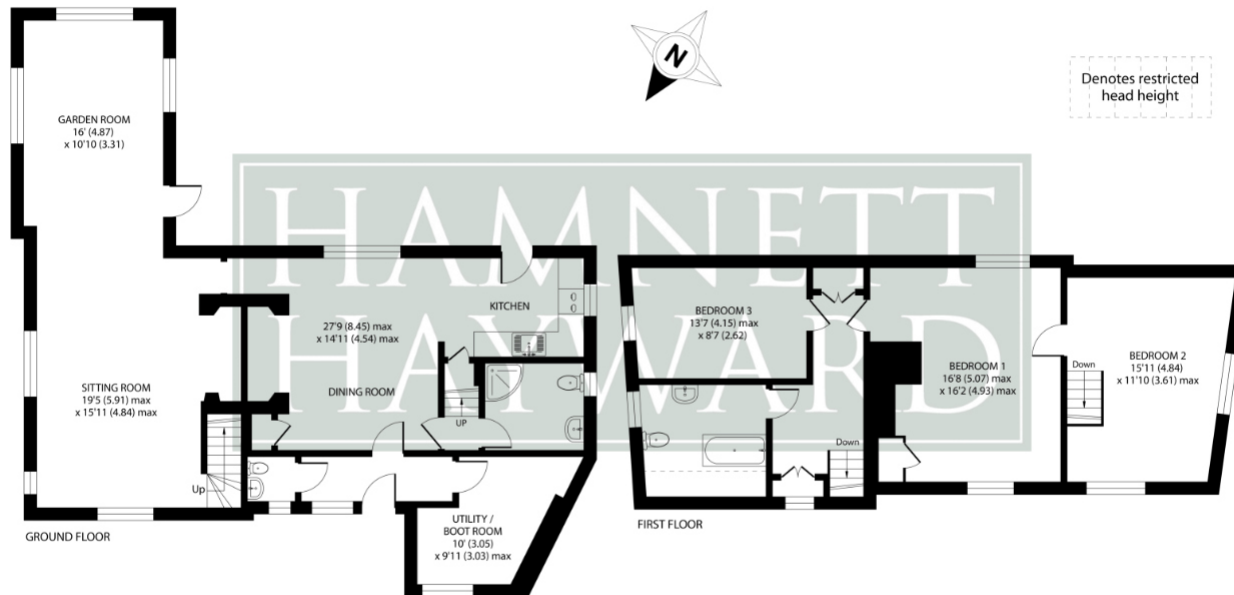
Frog Lane, Cuddington, Aylesbury, HP18

Approximate Area = 1821 sq ft / 169.1 sq m

Limited Use Area(s) = 18 sq ft / 1.6 sq m

Total = 1839 sq ft / 170.7 sq m

For identification only - Not to scale



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.

Tenure: Freehold

Planning: Consent for detached garage and garden room.
Buckinghamshire council, Aylesbury area Ref: 23/03441/APP

Energy Rating: N/A

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP18 0AX

Council Tax Band: G

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rihocom 2026. Produced for Hamnett Hayward Ltd. REF: 1448704

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