

SWAN COTTAGE

AYLESBURY ROAD, CUDDINGTON, BUCKS HP18 0BG



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Situated in the heart of this highly sought after village, is this highly unique four bedroom, two bathroom character property that was constructed in the early 1980's.

Approached via an impressive driveway, and leading to ample off road parking, the property has been well maintained by the current vendors and is situated within a large plot. On entering the property, the bright open plan kitchen/dining area has an outlook to the front with French doors. The kitchen has a wide range of base and wall units as well as a separate utility area. The sitting room is situated above the double garage and is light and spacious thanks to the large picture window to the front of the property. There is also a real fireplace, perfect for cosy evenings in.

The four bedrooms are situated on the ground floor and the main bedroom benefits from a en-suite shower room. There is also a family bathroom as well as additional cloakroom.

Outside, there is a large and private garden with lawned area, large patio and established borders. There is also a large double garage that could potentially be converted subject to planning.

This home is offered with NO ONWARD chain and would be an ideal first time buy or investment property. It currently generates £1,600 p.c.m in rental income.

“BRIGHT, MODERN AND FAMILY-FRIENDLY IN THE HEART OF CUDDINGTON”



IN BRIEF

- Highly sought after village location
- Walking distance of all amenities
- Open plan Kitchen/Diner
- Sunny back garden with terrace and patio
- Potential to convert/re-configure garage



OVERVIEW

- Sit-in kitchen/diner overlooking front gardens
- Utility area with side access
- Four bedrooms
- Large and bright sitting room
- Main bedroom with en-suite
- Well established rear garden
- Large garage with space for two vehicles
- Multi car driveway
- Walking distance of all shop and pub
- Potential to extend garage to additional living space

GUIDE PRICE: **£670,000**

FREEHOLD

SUPPLEMENTARY INFORMATION

Services: Mains gas and electricity, drainage and water

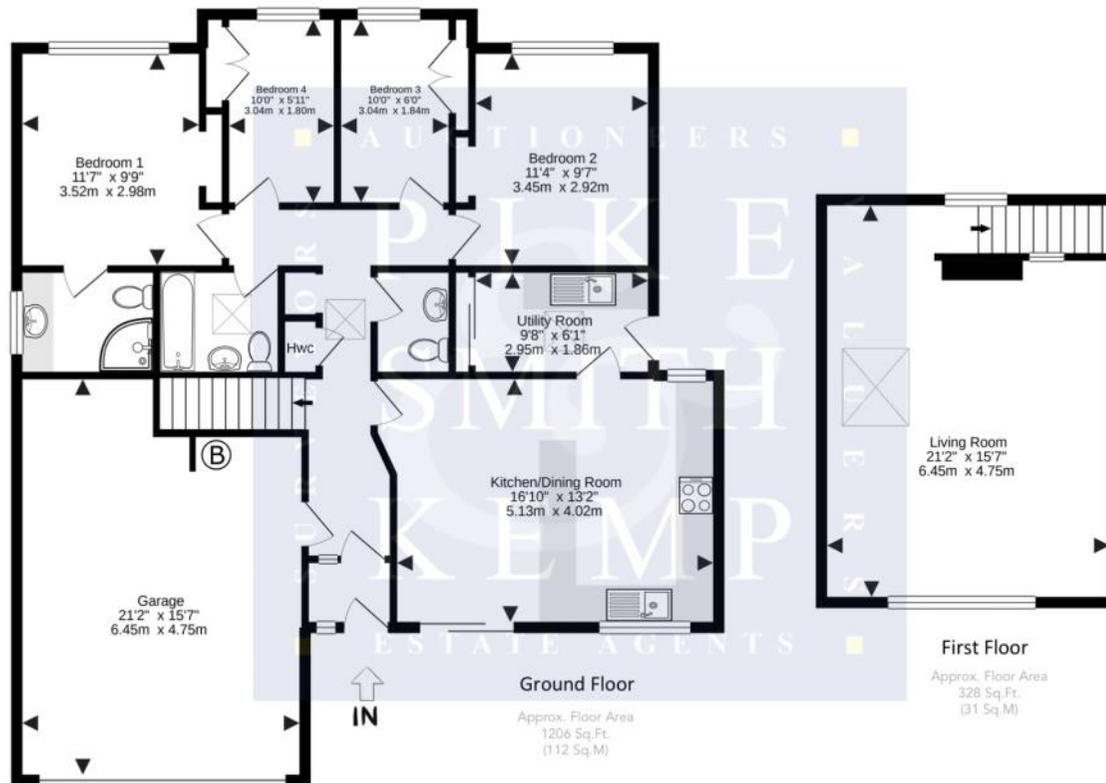
Heating: Gas fired central heating

Energy Rating: TBC

Environmental Impact Rating: TBC

Local Authority: Aylesbury Vale District Council

Council Tax Band: F



The approximate total area for the elements of the property represented on the floorplan is 143 SqM (1534 Sq.Ft)

Swan Cottage, Aylesbury Road, Cuddington, Buckinghamshire, HP18 0BG

This floor plan provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing estate/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.

LOCATION

Cuddington is a beautiful Buckinghamshire village located approximately 3 miles from Thame and 6 miles from Aylesbury. The village is well positioned for commuting to Oxford, Banbury and Bicester to the North and London High Wycombe and Heathrow to the South with easy access to the M40 (J7 and J8).

Haddenham and Thame Parkway in the village of Haddenham is just 4.5 miles away and provides a mainline link on the Chiltern Railways line to London, Marylebone and Oxford, the fastest train being just 37 minutes into Marylebone.

Cuddington is in the catchment area for the Buckinghamshire grammar school system and is a highly sought after village.

Cuddington is surrounded by beautiful countryside walks and an abundance of bridleways and there is a thriving community for those wishing to participate. Village amenities include a post office/general store and public house.

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