

THE THREE COTTAGES

HOLLY TREE LANE, CUDDINGTON, HP18 0BA



■ AUCTIONEERS ■
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‘A FANTASTIC OPPORTUNITY TO CREATE YOUR DREAM HOME’

An extremely rare opportunity to acquire a substantial grade II listed family home as an exciting renovation project. It is situated in the heart of this popular, award winning village, over looking the Lower Green .

The Three Cottages dates from the early 17th Century and has an abundance of period features including exposed beams and open fireplaces. All of the rooms are well proportioned and the home is set within generous, mature gardens with a large private courtyard to the front.

On entering the property, the ground floor accommodation comprises of a kitchen and utility room. Leading from the kitchen is a dual aspect dining room, a large sitting room with inglenook fireplace and a further reception room with an open fireplace.

The beautiful sweeping staircase provides access to the first floor accommodation which comprises of four double bedrooms. There is an additional room, full of potential, leading from the forth bedroom. There is a family bathroom with separate WC and bedroom two has an en-suite bathroom.

Offering a further opportunity, The Three Cottages benefits from a large loft giving further potential to extend if desired (S.T.P.P).

Outside, there is a thatched outbuilding presenting the option to create a garage, workshop or additional living space. The rear garden extends to approx. 120ft in length and is laid to lawn with mature trees.

This much loved family home is offered to the market with no onward. Given the size, location and potential, a viewing is highly recommended to appreciate what The Three Cottages could become - the opportunity to create a rural, idyllic dream home.





OVERVIEW

- An exciting project - create your dream home!
- Kitchen and utility
- Large garden to the rear
- Courtyard area
- Thatched outbuilding with potential to convert
- Three reception rooms, two with original fires
- 4 Double bedrooms
- Two bathrooms
- Walking distance of pub, school and shop
- Large loft room
- Highly sought after village location
- NO ONWARD CHAIN

GUIDE PRICE £950,000 FREEHOLD

SUPPLEMENTARY INFORMATION

Services: Mains water and electric

Heating: Oil

Local Authority: Buckinghamshire DC

Council Tax Band: G

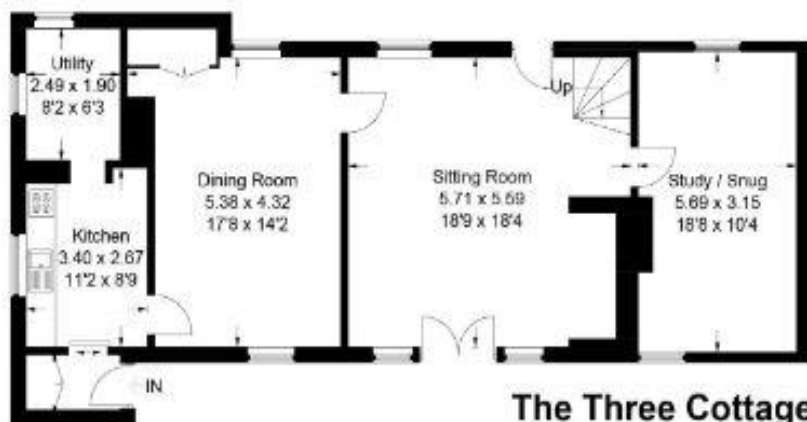
Energy Rating: N/A



First Floor



(Not Shown in Actual Location / Orientation)



Ground Floor

The Three Cottages

Approximate Gross Internal Area:
 Ground Floor = 91 sq m / 979 sq ft
 First Floor = 86.8 sq m / 934 sq ft
 Garage = 36.4 sq m / 392 sq ft
 Total = 214.2 sq m / 2,305 sq ft

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 and Bicester to the North and High Wycombe and Heathrow to the South with easy access to the M40 (J7 and J8). Haddenham and Thame Parkway is just 4.5 miles away and provides a mainline link on the Chiltern Railways line to London Marylebone, Oxford and Birmingham.

Cuddington houses its own primary school and is in the catchment area for the Buckinghamshire grammar school system. The highly sought after village is surrounded by beautiful countryside walks and bridleways. There is also a thriving community for those wishing to participate.

Village amenities include a post office/general store and public house.

Thame - Cookham - Maidenhead