



# Pond Cottage, Cuddington Road, Dinton, Buckinghamshire, HP18 0AD



## Pond Cottage

Quietly tucked away in this most magical and idyllic setting with wonderful rural views, Pond Cottage is a very attractive period property with grounds extending to just over 5½ acres (2.3 hectares). Situated down its own drive in this very private position, the property is currently divided into two separate homes but with some remodelling and extending to take full advantage of its location, subject to the necessary planning permissions, a wonderful new family home could be created to suit all styles and tastes.

Both properties are presented in very good decorative order with modern fitted kitchens and period features and both have their own utility supplies. West Cottage has a kitchen/breakfast room and dining room to the ground floor, along with a guest bedroom with an ensuite shower room and its sitting room is currently located in the basement. Upstairs there are two double bedrooms and a bathroom. East Cottage has a kitchen/breakfast room and a sitting room downstairs, along with the bathroom, and two double bedrooms upstairs. Outside there is a useful studio or garden office, alongside the double garage.

The extensive gardens slope away from the property giving rise to far reaching views across the valley. Expansive lawned areas, dotted with mature trees give way to more densely packed and beautiful woodland areas. Natural springs feed an upper and a lower pond, interconnected with meandering streams and impressive watercress terraces.

Early viewing is recommended; an opportunity such as this, and in this most highly regarded and truly magical location, does not come along very often.

## Accommodation currently arranged as:

### West Cottage

**Ground Floor:** Sitting Room/Dining Room, Kitchen/Breakfast Room, Bedroom with ensuite shower room.

**Cellar:** Sitting/Family Room

**First Floor:** Two Bedrooms, Bathroom.

### East Cottage

**Ground Floor:** Sitting Room, Kitchen/Breakfast Room, Bathroom.

**First Floor:** Two Bedrooms.

### Outside

Grounds extending to approximately 5.6 acres (2.3 ha), Driveway, Double Garage, Office/Studio.



# Pond Cottage, Cuddington Road, Dinton, Buckinghamshire, HP18 0AD



## Cuddington

Cuddington is a popular and thriving Buckinghamshire village with excellent local amenities. It benefits from a highly regarded Church of England primary school, a church, an excellently well-stocked village shop and post office, a hairdresser, a very popular recently refurbished gastro pub, a village hall, a cricket pitch, tennis club and lovely circular walks down to the river Thame.

For a wider selection of amenities, the historic market town of Thame is about 3½ miles away in South Oxfordshire. It has a good range of sporting facilities, pubs, cafés and restaurants and high street stores.

Further and more comprehensive facilities can be found in Aylesbury and Oxford, about 6 and 12 miles away respectively.



# Pond Cottage, Cuddington Road, Dinton, Buckinghamshire, HP18 0AD

## Directions

From our town centre offices, leave Thame in an easterly direction on the A418 heading towards Aylesbury. After about 3 miles turn left signposted to Cuddington. On entering the village, turn right at the crossroads onto the Aylesbury Road. Continue along this road and out of the village. The drive to the property can be found on your left, indicated by our for sale board, after about 1 mile.

## Transport Links

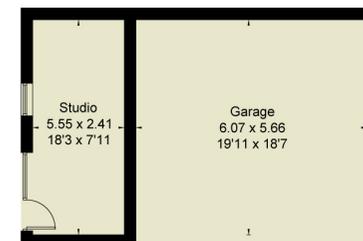
M40 Motorway (Junction 7) - 7 miles.

Haddenham and Thame railway station - 2.5 miles - (London Marylebone from 38 minutes).

Regular Bus Service 280 - Aylesbury to Oxford via Haddenham, Thame and Wheatley.

## Tenure

Freehold



(Not Shown In Actual Location / Orientation)



## APPROXIMATE GROSS INTERNAL AREA

West Cottage = 102.9 SQ M / 1108 SQ FT

East Cottage = 65.2 SQ M / 702 SQ FT

STUDIO = 13.7 SQ M / 147 SQ FT (EXCLUDES GARAGE)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FLOORPLANZ © 2018 0203 9056099 Ref: 211470

## Services

Mains electricity and water. Private drainage. Oil fired Central Heating.

## Local Authority

Aylesbury Vale District Council. [www.aylesburyvaledc.gov.uk](http://www.aylesburyvaledc.gov.uk)

## Tax Band

B (each cottage)

Andrew Murray & Co. for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute part of, an offer or contract. (2) All descriptions, dimensions, references to condition, permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Andrew Murray & Co. has any authority to make or give any representation or warranty whatever in relation to this property. (4) They do not hold themselves responsible for any expense incurred in viewings.

**Andrew Murray & Co**  
98 High Street, Thame,  
Oxfordshire, OX9 3EH

**01844 211800**  
[sales@andrew-murray.co.uk](mailto:sales@andrew-murray.co.uk)  
[www.andrew-murray.co.uk](http://www.andrew-murray.co.uk)