



  
**Andrew Murray & Co**  
Residential Sales and Lettings

**Griffin House, Church Close, Cuddington - £695,000**

# Griffin House, 1 Church Close, Cuddington, Buckinghamshire, HP18 0AT



## Griffin House

Attractively positioned in a quiet village location in between the church and the village green, this is a very contemporary, four bedroom, detached family home with flexible accommodation arranged over two floors with enclosed and private gardens and driveway parking. Having recently been extended and refurbished imaginatively to a high standard by the current owners and set within beautifully re-landscaped grounds, the property now offers high energy efficiency, by way of an air source heat pump and underfloor heating throughout, and modern, low maintenance, living in an enjoyable sought-after village spot.

A welcoming entrance hall with modern staircase with glazed balustrade leads to the principal living rooms and downstairs bedrooms. The expansive kitchen/dining/reception room is undoubtedly the heart of the house and the key entertaining area, extending to 30' in length, with nearly full width bi-folding doors, with electric blinds, opening into the main garden, a stylish fully fitted kitchen with quartz worktops, twin Miele ovens, integrated fridge, freezer and dishwasher, inset sink with instant hot water kettle tap, with matching island with Miele hob with retractable extractor fan and wine fridge. Leading off here is a useful utility room with space and plumbing for washing machine and tumble dryer, utility sink and heating plant. To the front is a good size dual aspect family room, or study, with village views. The guest bedroom is a good size double room with ensuite shower room. A large single bedroom and the family bathroom, with Villeroy & Boch sanitary ware, complete the ground floor accommodation.

## Accommodation

### Ground Floor

Entrance Hall, Kitchen/Dining/Reception Room, Utility Room, Study/Family Room.

Guest Bedroom with ensuite Shower Room, Bedroom 4, Family Bathroom.

### First Floor

Galleried Landing, Master Bedroom, Ensuite Shower Room with additional door to Landing, Bedroom 2, Children's Playroom/Attic Store.

### Outside

Enclosed and Landscaped Gardens, Driveway, Shed.



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Upstairs, the Master bedroom is a large double bedroom with lovely views of the village and beyond, eaves storage and a 'Jack and Jill' shower room, which can be accessed additionally from the landing. Bedroom 2 is a large double bedroom, as well, with low-level doors which lead into an expansive children's playroom or attic store.

Outside, the private south facing main garden is enclosed by laurel hedging and timber close board fencing and is laid to lawn with a paved terrace suitable for outside dining in the warmer months. To the front is a large gravel parking area with steps leading up to the impressive front terrace, ornately planted with lavender, box and other shrubs, showcasing the modern frontage with its imposing oak porch. Further steps lead up to the garden at the northern end of the property. This useful area is enclosed by white picket fencing and provides space for a large timber shed and the air source heat pump but there is plenty of additional space which could have a variety of uses, including further storage facilities.

## 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 Thames. 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.



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## 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, proceed straight over at the crossroads and follow the road down and around the right hand bend at the church. Church Close can be found after a short drive on your right.

## Transport Links

M40 Motorway (Junction 8) - 8 miles.

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

Regular Bus Service 110 – Aylesbury and Thame via Chearsley and Long Crendon.

## Broadband

Average Broadband speed within this postcode is 67Mbps.

## Tenure

Freehold

## Services

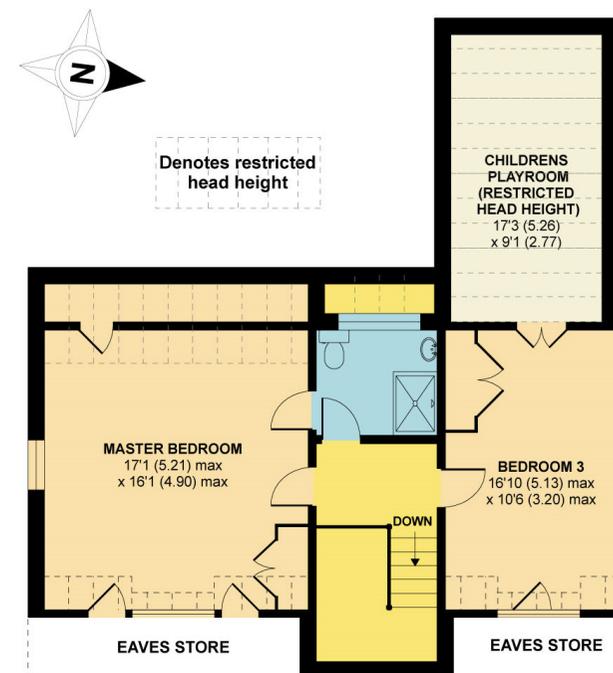
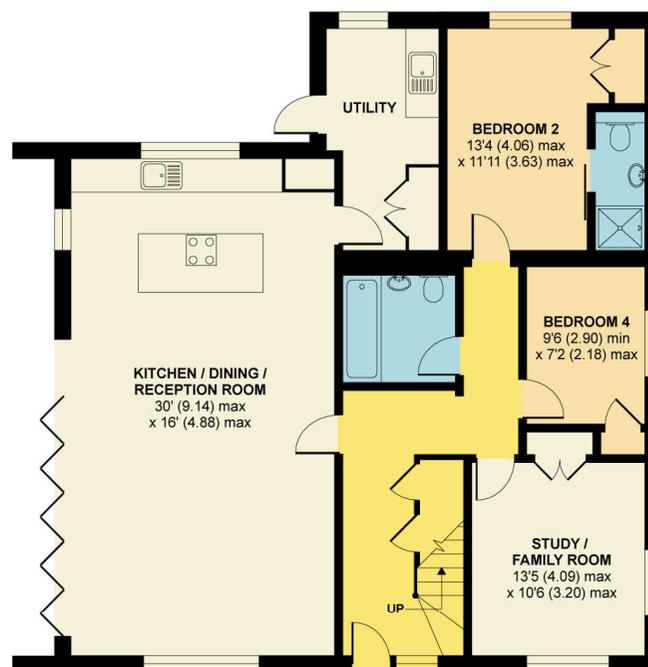
Mains electricity, water and drainage.  
Air Source Heat Pump

## Local Authority

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

## Tax Band

E



  
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APPROX. GROSS INTERNAL FLOOR AREA 1974 SQ FT 183.4 SQ METRES  
(INCLUDES RESTRICTED HEAD HEIGHT & EXCLUDES VOID)

## Church Close, Cuddington, Aylesbury, HP18

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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