




Andrew Murray & Co
Residential Sales and Lettings

Bracken House, Cuddington - £520,000

Bracken House, Dadbrook, Cuddington, Buckinghamshire, HP18 0AQ



Accommodation

Ground Floor

Dining Hall, Kitchen/Breakfast/Family Room, Sitting Room, Cloakroom.

First Floor

Master Bedroom with ensuite Shower Room, Three further Bedrooms, Family Bathroom.

Outside

Front and Rear Gardens, Driveway Parking, Garage.

Bracken House

Conveniently located in the heart of the village, within easy reach of the amenities including the village store, the church, the school and pub, this is an immaculately presented, modern, four bedroom, semi-detached, family home with enclosed sunny south-west facing garden, garage and driveway parking. Constructed to a high specification by Rectory Homes with good attention to detail, the property has been very well looked-after by the current owners and is offered for sale with the added benefit of no onward chain.

The front door opens into a lovely and bright dining hall with stairs rising to the first floor and a useful understairs cupboard. Beyond is a good size guest cloakroom and beyond that a large formal sitting room with a fireplace and French windows overlooking, and leading into, the garden. Adjoining is an impressive kitchen/ breakfast/family room with a fitted kitchen with a good range of cupboards and integrated appliances to the middle, a family/tv room to the front and a lovely glazed dining area with French windows leading into the garden, to the rear.

Upstairs, leading off the landing, there is good size master bedroom with a range of fitted wardrobes and an ensuite shower room, two further double bedrooms, one with a fitted wardrobe, a single bedroom, currently used a study, a family bathroom and a useful airing cupboard.



Bracken House, Dadbrook, Cuddington, Buckinghamshire, HP18 0AQ



Outside, there is an enclosed and secluded, southwest facing garden, laid to lawn with a paved terrace, shrub borders, a pergola and a rear gated access, leading on to the drive. Behind is a single garage and parking.

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. It has excellent transport links being located within about 2½ miles of Haddenham and Thame Parkway Station, with train services to London Marylebone, Birmingham and Oxford, within about 8 miles of the M40 motorway and benefitting from a local bus service connecting with Aylesbury, Thame, Long Crendon and Chearsley.

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.



Bracken House, Dadbrook, Cuddington, Buckinghamshire, HP18 0AQ

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. Upon entering the village, the property can be found on your left, just before the crossroads, indicated by our For Sale board.

Transport Links

M40 Motorway (Junction 8) - 8 miles.

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

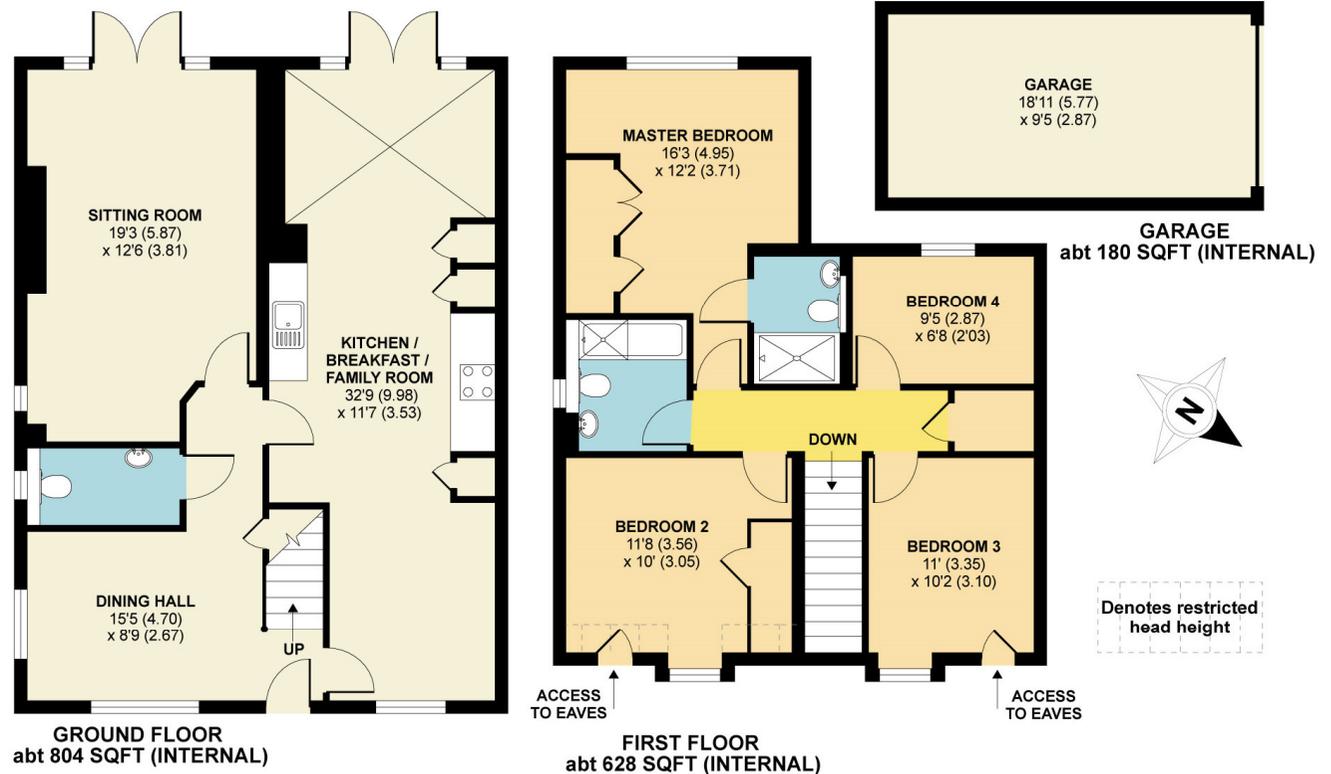
Regular Bus Service 110 - Aylesbury and Thame via Chearsley and Long Crendon.

Broadband

Average Broadband speed within this postcode is 67Mbps.

Tenure

Freehold.



Andrew Murray & Co
Residential Sales and Lettings

APPROX. GROSS INTERNAL FLOOR AREA 1612 SQ FT 149.8 SQ METRES (INCLUDES RESTRICTED HEAD HEIGHT)
APPROX. GROSS INTERNAL FLOOR AREA 1599 SQ FT 148.5 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

Dadbrook, 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.

Copyright nichecom.co.uk 2019 Produced for Andrew Murray & Co

Services

Mains electricity, gas, water and drainage.
Gas-fired Central Heating

Local Authority

Aylesbury Vale District Council
www.aylesburyvaledc.gov.uk

Tax Band

F

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
www.andrew-murray.co.uk