



13 Swan Hill, Cuddington, Buckinghamshire, HP18 0BE



Accommodation

Ground Floor

Sitting Room, Dining Room, Family Room, Kitchen, Study, Cloakroom.

First Floor

Three Bedrooms, Family Bathroom.

Second Floor

Two Bedrooms.

Outside

Front and Rear Gardens, Gravel Driveway.

13 Swan Hill

Pleasantly situated to the edge of this highly sought-after village with some lovely far-reaching views over the playing fields towards the Chiltern Hills, this is a very well presented and thoughtfully extended 5 bedroom family home. To the front, there is gravel driveway parking and, to the rear, a good size, level and enclosed, sunny south facing well-stocked garden with large timber shed.

Downstairs, there is a large open plan and light dining room/kitchen/family room. The modern kitchen is fitted with a good range of wooden base and wall units and integrated appliances. The dining room benefits from a wood burning stove and bi-fold doors open up from the rear of both, the dining room and family room, into the garden, creating a good sense of space. Leading from the family room is a large sitting room with a coal effect gas fire with stone surround. A small study, a useful utility room with outside access and a guest cloakroom complete the ground floor accommodation. Upstairs, to the first floor, there are three bedrooms and a good size family bathroom with separate shower cubicle. To the second floor, there are two further bedrooms, both with spectacular far-reaching views.

Outside, to the rear, is a lovely enclosed, sunny south facing garden laid mainly to lawn with mature shrub borders and a large garden shed. A paved terrace provides a quiet and private area suitable for outside dining when the weather permits. To the front is a gravel driveway, providing ample off street parking.



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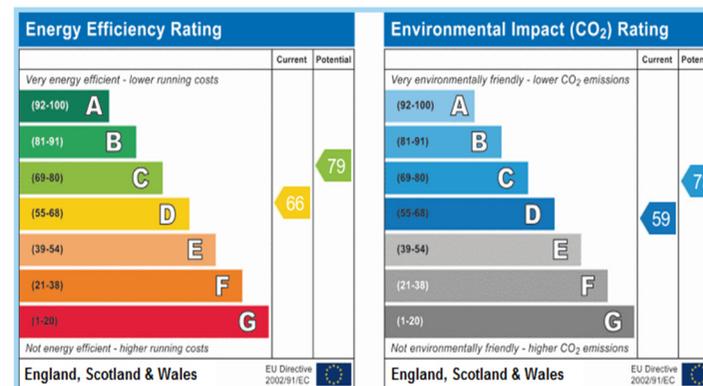


Cuddington

Cuddington is a popular and thriving Buckinghamshire village with excellent local amenities. It benefits from a highly regarded Church of England primary school, a very pretty 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. This property is located 'next door but one' from the playing fields and tennis courts.

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, Oxford and High Wycombe, about 6, 14 and 16 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, turn right at the crossroads and the property can be found on your right, after a short drive, at the edge of the village.

Transport Links

M40 Motorway (Junction 7) - 7 miles.

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

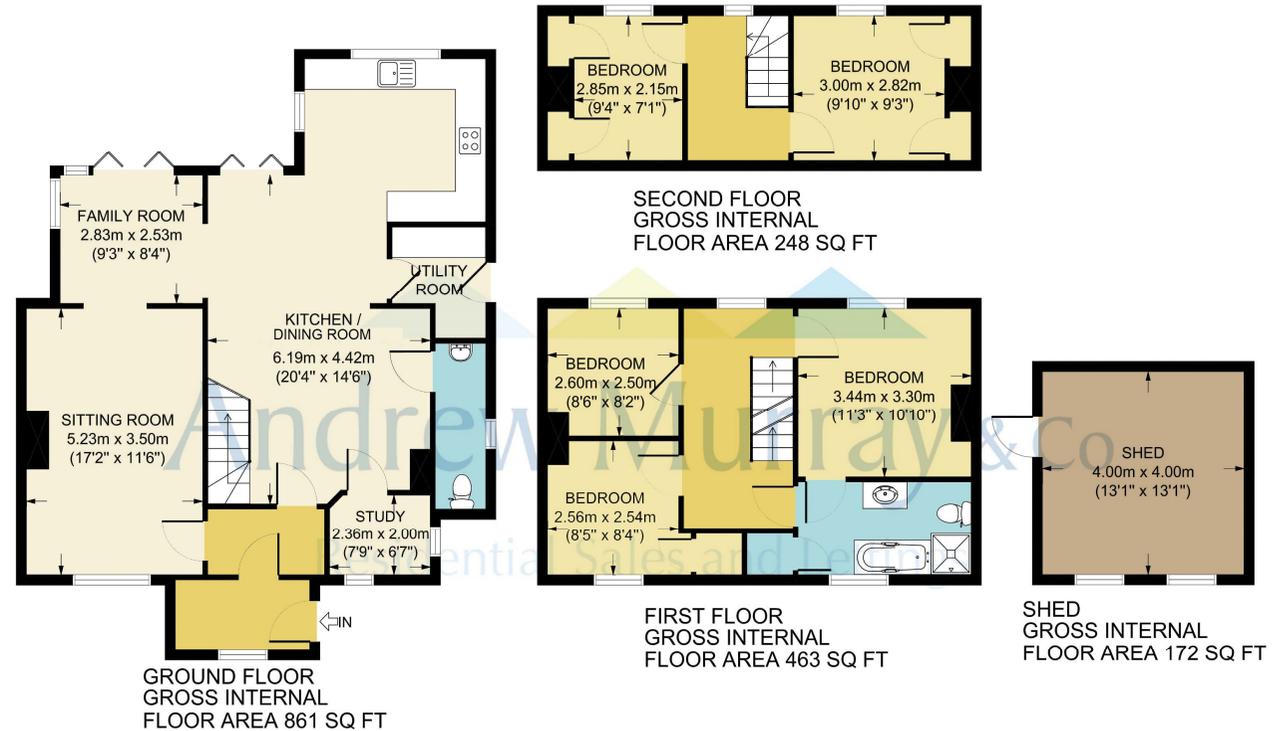
Regular Bus Service 280 – Aylesbury to Oxford via Haddenham, Thame and Wheatley.

Broadband

Superfast enabled – Maximum available speed estimated at 76.00 Mbps.

Tenure

Freehold



APPROX. GROSS INTERNAL FLOOR AREA 1744 SQ FT / 162 SQ M
13 SWAN HILL, CUDDINGTON

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Services

Mains gas, electricity, water and drainage.

Local Authority

Aylesbury Vale District Council

Tax Band

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