



The Studio, Lower Green, Cuddington, Buckinghamshire, HP18 0AS



The Studio

Quietly tucked away next to the village lower green and presented in good decorative order, this is a very charming one bedroom period cottage with a small patio garden to the front. The property would make an ideal First Time Buy, Buy-To-Let investment or an Air BNB. It enjoys all the benefits of the village with a local shop, gastro pub, playing fields as well as being no more than a couple of miles to the main line station at Haddenham. The surrounding countryside has a plethora of walks, particularly the circular walk along the River Thames.

Downstairs, there is a sitting room with a wood burning stove and a fully fitted kitchen with integrated appliances. Upstairs, there is a double bedroom with an ensuite shower room. The property further benefits from gas fired central heating.

Accommodation

Ground Floor

Entrance Porch, Kitchen, Sitting Room.

First Floor

Bedroom, Shower Room.

Outside

Patio Garden.



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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 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.



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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. Upon entering the village, at the crossroads, continue straight over. Follow the road ahead, around a sharp right hand bend and down to the green. The property can be found, in an elevated position, to your right.

Transport Links

M40 Motorway (Junction 8) - 8 miles.

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

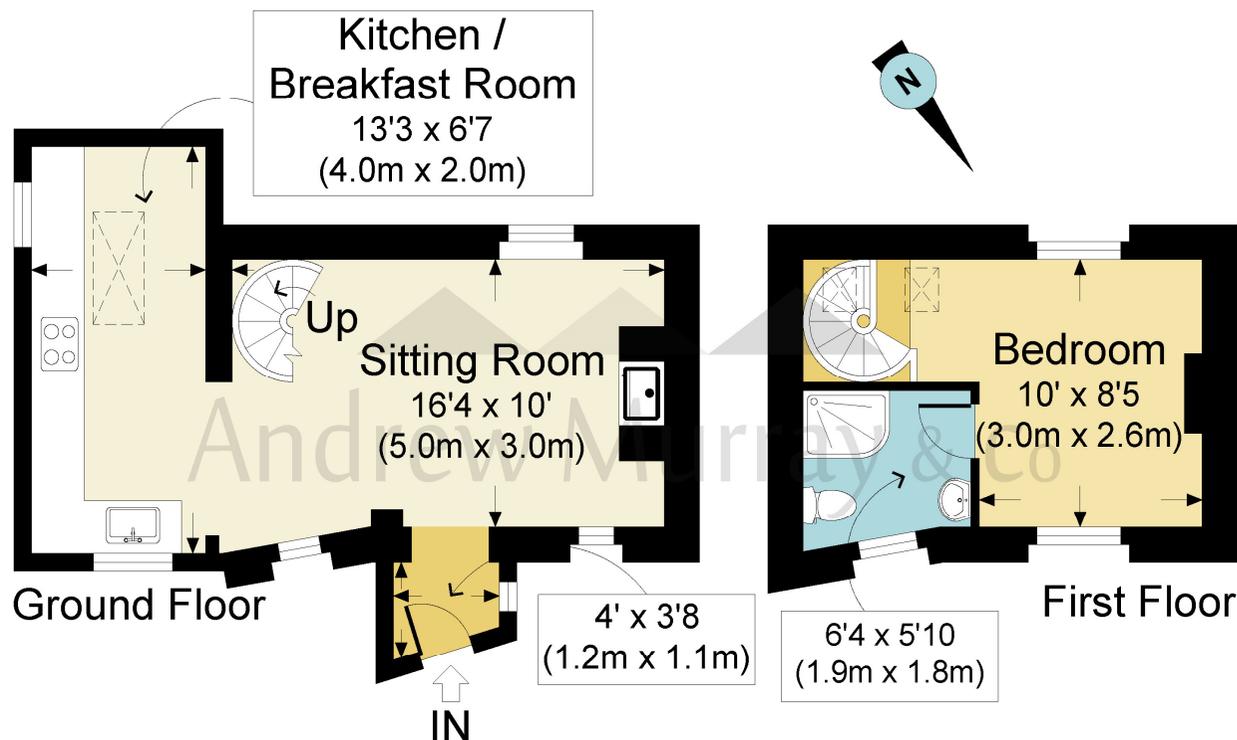
Regular Bus Service 110 - Aylesbury and Thame via Chearsley and Long Crendon.

Broadband

Average Broadband speed within this postcode is 67Mbps.

Tenure

Freehold.



THE STUDIO, LOWER GREEN, HP18 0AP
APPROX. GROSS INTERNAL FLOOR AREA 448 SQ FT / 42 SQ M.
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Services

Mains electricity, gas, water and drainage.

Local Authority

Buckinghamshire Council

Tax Band

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