



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

**4 Aylesbury Road, Cuddington - £345,000**



# 4 Aylesbury Road, Cuddington, Buckinghamshire, HP18 0BD



## Accommodation

### Ground Floor

Sitting Room, Kitchen/Breakfast Room.

### First Floor

Two bedrooms, Bathroom.

### Outside

Enclosed Rear Garden.

## 4 Aylesbury Road

Conveniently located in this highly regarded village close to the village green and amenities, this is an absolutely charming and beautifully decorated two bedroom period cottage with enclosed and secluded south-west facing rear garden. The period features of the property, including exquisite exposed wall and ceiling timbers, terracotta floor tiles and ledge and brace doors, blend well with the modern fitted kitchen and bathroom, contemporary decoration and modern fireplace.

The property is entered via a small entrance vestibule, with coats hanging space, into the kitchen, which is, in turn, fitted with a good range of cupboards, integrated appliances, space for table and chairs and stairs up to the first floor. Adjoining is a good size sitting room with a modern gas fire and a door accessing the garden. Upstairs there is a large dual aspect double bedroom with fitted wardrobes, a single bedroom and a modern fitted bathroom with a shower over the bath.

Outside, there is a delightful paved and decked, landscaped and enclosed, sunny south-west facing garden which provides ample space for outside dining and relaxing during the warmer months.





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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 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.



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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. Continue into the village and turn right at the main crossroad. No.4 can be found after a short distance, on your right.

## Transport Links

M40 Motorway (Junction 7) - 7 miles.

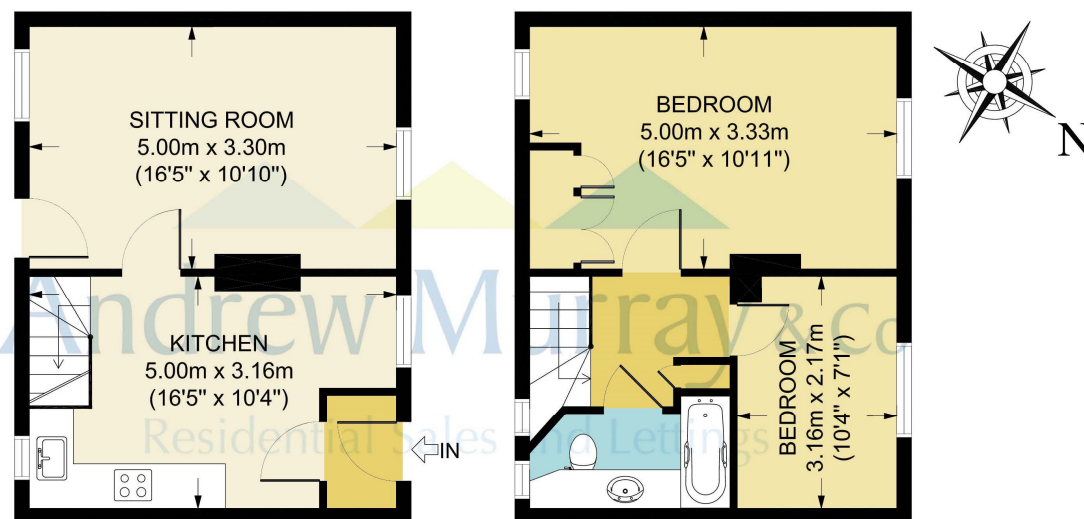
Haddenham and Thame railway station - 2.5 miles - (London Marylebone from 38 minutes).

## Broadband

Superfast enabled - estimated maximum speed 55 Mbps.

## Tenure

Freehold



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 344 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 344 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 688 SQ FT / 64 SQ M  
4 AYLESBURY ROAD, 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 - [www.aylesburyvalcdc.gov.uk](http://www.aylesburyvalcdc.gov.uk)

## Tax Band

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