





# 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.





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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.





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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, 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).

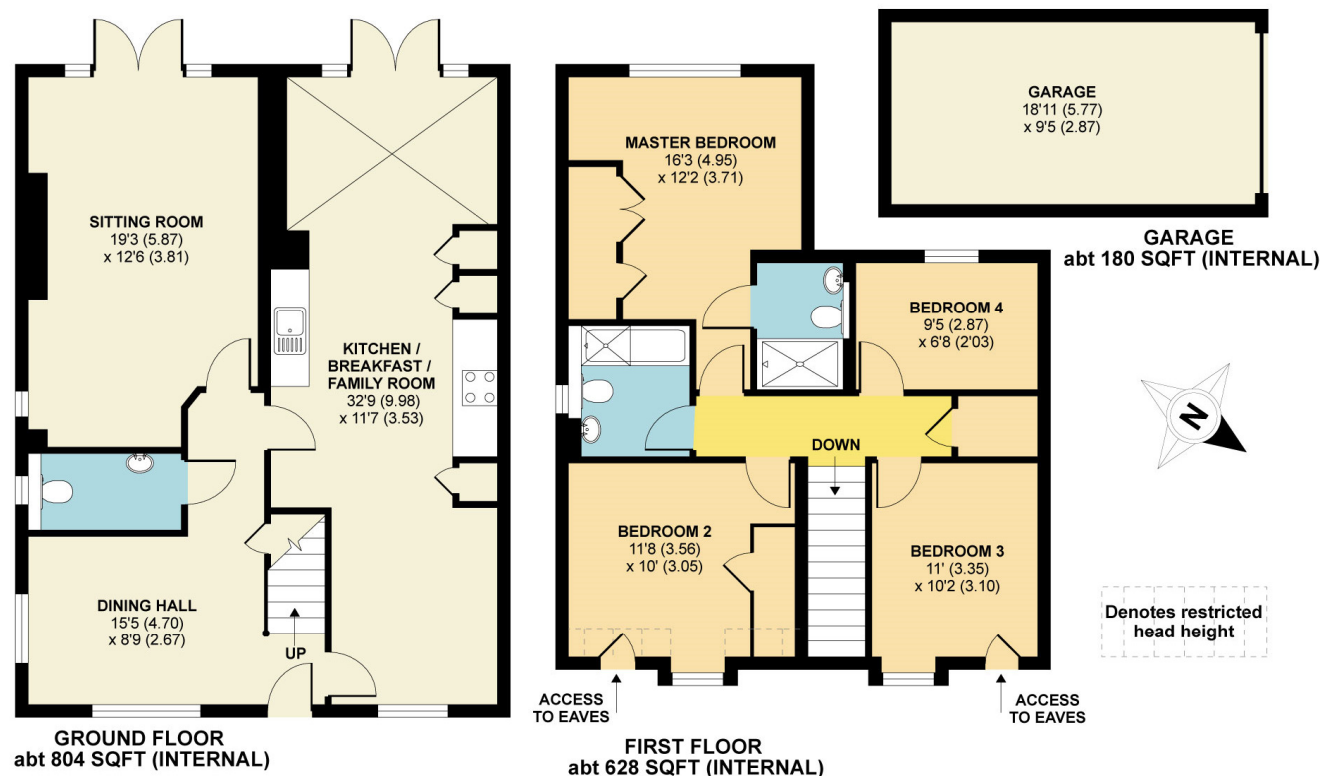
Regular Bus Service 110 – Aylesbury and Thame via Chearsley and Long Crendon.

## Broadband

Average Broadband speed within this postcode is 67Mbps.

## Tenure

Freehold.



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**Dadbrook, Cuddington, Aylesbury, HP18**

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## Services

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

## Local Authority

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

## Tax Band

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