



5 Lower Church Street, Cuddington - HP18 0AS

Guide Price £415,000





5 Lower Church Street

Cuddington, BUCKINGHAMSHIRE

- A LOVELY PERIOD COTTAGE WITH NO ONWARD CHAIN LOCATED IN A TOP DRAWER VILLAGE
- BEAUTIFULLY APPOINTED KITCHEN WITH LIGHT FLOODING IN AND ACCESS DIRECTLY ONTO THE GARDEN
- OPEN PLAN SITTING/DINING ROOM WITH FEATURE FIREPLACE
- TWO GOOD SIZED BEDROOMS AND WELL APPOINTED FAMILY BATHROOM
- THERE IS THE ADDED BONUS OF A SIZABLE LOFT SPACE WHICH HAS A VELUX WINDOW AND IS CURRENTLY ACCESSED VIA A LOFT LADDER
- A STUNNING GARDEN WHICH IS MAINLY LAID TO LAWN WITH PLANTED BORDERS AND A LOVELY VIEWING POINT TO THE END ENJOYING FAR REACHING VIEWS (PERFECT FOR A RELAXING GLASS OF WINE AT THE END OF THE DAY)
- THE VILLAGE OFFERS A SUPER FIRST SCHOOL, VILLAGE PUB, (SOON TO REOPEN) AND A VILLAGE SHOP



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Step inside this charming period cottage, offered for sale with no onward chain and situated in one of the area's most sought-after villages.

The ground floor features a welcoming open plan sitting and dining room, with a character fireplace providing an attractive focal point and a cosy space for both relaxing and entertaining. To the rear, the well-appointed kitchen is filled with natural light and offers direct access to the garden, creating a practical and enjoyable everyday living space.

Upstairs, the property comprises two generously sized bedrooms, along with a modern family bathroom finished to a good standard.

Externally, the property benefits from a private garden, providing a pleasant outdoor space ideal for relaxing, entertaining, or al fresco dining. Further enhanced with a viewing point at the rear of the garden enjoying stunning countryside views.

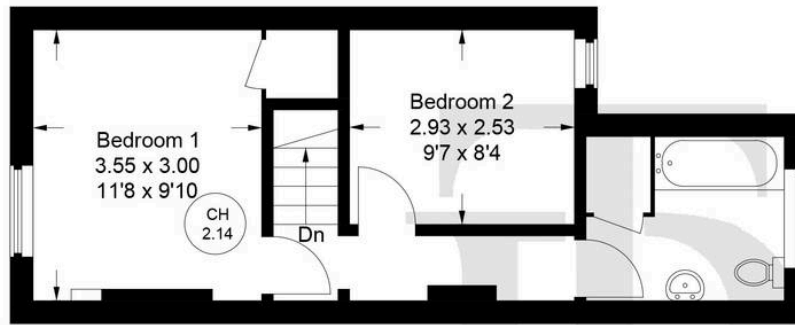
The cottage successfully combines period features with contemporary touches, offering a comfortable and stylish home. The village itself benefits from a well-regarded first school, a local pub (due to reopen shortly), and a village shop, all contributing to a strong sense of community.

An excellent opportunity to purchase a character home in a desirable village location, ideal for first-time buyers, downsizers, or investors.

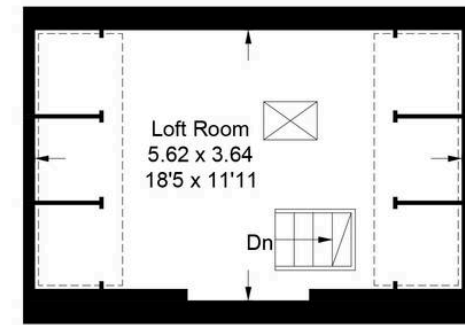
Council Tax band: D :Tenure: Freehold :EPC Energy Efficiency Rating: D



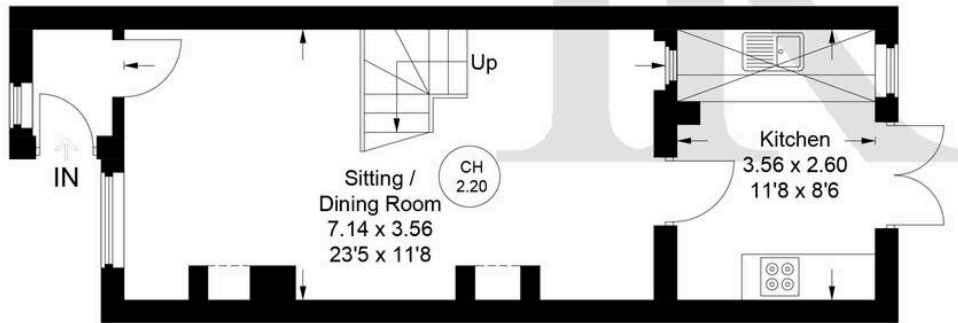
 = Reduced headroom below 1.5m / 5'0
 = Ceiling Height



First Floor



Second Floor



Ground Floor

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Approximate Gross Internal Area
 Ground Floor = 37.0 sq m / 398 sq ft
 First Floor = 31.1 sq m / 335 sq ft
 Second Floor = 19.9 sq m / 214 sq ft
 Total = 88.0 sq m / 947 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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By law we must verify every seller and buyer for anti-money laundering purposes.
 Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.
 For more information please visit our website.



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