

# IN BETWEEN

HOLLY TREE LANE, CUDDINGTON, BUCKS HP18 0BA



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**Situated in the heart of a highly sought after village and overlooking the lower village green, is this quintessential country cottage which is a great project and offered to the market no onward chain.**

In Between has kept many of the properties of a character cottage. The sitting room has a wood burning stove, solid oak doors and beautifully exposed timber beams that really enhance the period features of the property. The kitchen houses an integrated cooker, hob, dish washer and wide range of base and wall units in a shaker style. The open kitchen and conservatory leads onto the rear garden.

Upstairs, there are two bedrooms,. Bedroom one has a wet room and bedroom two to the rear, of the property has an en-suite bathroom with roll top bath.

The front garden is large and has a handy store room to the front, which in the past has been used as a home office. The rear garden has flower and shrub borders and leads onto an upper sunny paved terrace, ideal for al fresco dining in warmer months.



## IN BRIEF

- Highly sought after village location
- Walking distance of all amenities
- Open plan Kitchen/Diner/Conservatory
- Sunny back garden with terrace and patio



## OVERVIEW

- Two bedrooms
- Fully fitted kitchen
- Lovely sitting room with feature fire and period features
- Conservatory onto the garden
- Large front garden
- Walking distance of the village shop and pub
- Potential to convert existing store room

**£295,000 Freehold**

## SUPPLEMENTARY INFORMATION

**Services:** Mains gas and electricity, drainage and water

**Heating:** Gas fired central heating

**Energy Rating:** TBC

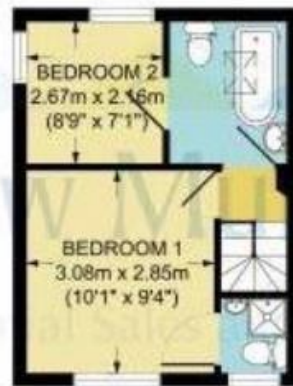
**Environmental Impact Rating:** TBC

**Local Authority:** Aylesbury Vale District Council

**Council Tax Band:** D



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 388 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 226 SQ FT



GROSS INTERNAL  
FLOOR AREA 86 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 700 SQ FT / 65 SQ M  
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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.



## LOCATION

Cuddington is a beautiful Buckinghamshire village located approximately 3 miles from Thame and 6 miles from Aylesbury.

The village is well positioned for commuting to Oxford and Bicester to the North and High Wycombe and Heathrow to the South with easy access to the M40 (J7 and J8). Haddenham and Thame Parkway is just 4.5 miles away and provides a mainline link on the Chiltern Railways line to London Marylebone, Oxford and Birmingham.

Cuddington houses its own primary school and is in the catchment area for the Buckinghamshire grammar school system. The highly sought after village is surrounded by beautiful countryside walks and bridleways. There is also a thriving community for those wishing to participate.

Village amenities include a post office/ general store and public house.

**Thame - Marlow - Cookham - Maidenhead**

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