Annie's House

UPPER CHURCH STREET, CUDDINGTON, BUCKINGHAMSHIRE. HP18 OAP







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A truly unique village home with a wonderful history.

Situated in the very heart of Cuddington village, close to the village church and enjoying attractive views, this early Victorian property offers a rare opportunity to create a truly fabulous home from a building steeped in local history. Originally The Red Lion Inn, and more recently the much-loved Annie Bailey's restaurant, the property occupies a special place in the village's story, having been a popular meeting place for generations of local families and diners. Parts of the exterior have been lovingly restored by a local craftsman, while the substantial internal accommodation offers exciting scope for reconfiguration and redesign, allowing a new owner to create a home perfectly tailored to their own tastes and requirements. This lovely home is within the heart of Cuddington village, just a short walk from stunning rural walks and the many amenities on offer within this small but thriving village. For the commuter, the property is just a short drive of Haddenham & Thame Parkway for London Marylebone (under 40 minutes)

Internally the original bar area has been divided to provide a cosy snug with a wood-burning stove and a separate dining room, while a large inner hallway leads to a ground-floor bedroom suite, offering flexibility for guests or multi-generational living. A particular highlight is the impressive 31' sitting room, formerly the restaurant, which opens directly onto the garden and provides a wonderful space for both everyday living and entertaining. The original restaurant kitchen has been transformed into a fabulous 24' kitchen/breakfast room, complemented by a useful utility area and offering excellent scope to create the heart of a modern family home. Other original features include a refurbished cellar.

To the first floor are four bedrooms, including a principal suite with dressing room and shower room. Three further bedrooms are served by a family bathroom. Outside, the property enjoys a fabulous and particularly generous garden, extending to approximately 75' in length, providing a lovely outdoor space in which to relax, entertain and enjoy the village setting. Equally noteworthy is the substantial area of off-street parking, an exceptionally rare and valuable asset in the heart of Cuddington, where parking of this scale is seldom found.

Combining a fascinating history, generous and versatile accommodation, exciting potential this is a genuinely unique opportunity to create an exceptional home.

A fabulous Victorian residence, perfectly positioned in the heart of this quintessential village and within easy reach of the station







At a Glance

- A fabulous Victorian property, formerly The Village Inn and Annie Bailey's Restaurant
- Stunning position by the village church and close to open countryside offering rural walks
- Impressive and adaptable internal accommodation extending to 2,280 sq.ft
- The most wonderful garden with substantial parking and scope for a detached garage/office
- Within a short distance of Haddenham & Thame Parkway for London Marylebone (under 40 mins)











SUMMARY

- Entrance hall opening to snug with a fabulous stone fireplace, housing wood burning stove
- Dining room
- Large inner hallway
- 31' sitting room
- Ground floor bedroom with en-suite shower room
- 24' kitchen/dining room with utility area
- First floor bedroom suite with dressing room and shower room
- Three further bedrooms and bathroom
- Superb setting within the heart of the village, whilst within a short walk of picturesque rural walks
- Impressive rear garden extending to approximately 75' in length
- Extensive area of off street parking, with further scope to create a garage/home office
- Exciting opportunity to reconfigure the accommodation and create a stunning, individually designed home.
- Within a short drive of station for fast train into London Marylebone (approximately 38 minutes)
- Highly sought after and picturesque Buckinghamshire village close to the pretty church and within a short walk of the pub

Approximate Gross Internal Area 2280 sq ft - 212 sq m
Basement Area 117 sq ft – 11 sq m
Ground Floor Area 1412 sq ft – 131 sq m
First Floor Area 751 sq ft – 70 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Location

Cuddington is the quintessential Buckinghamshire village centred around the picturesque village green. The village, like surrounding villages, has been the location of several Midsomer Murders episodes. Facilities in the village include: Shop/post office, hairdressing salon, The Crown Pub/Restaurant, two Churches, playing field with Clubhouse, tennis Courts, children's Park with cricket and football pitches and an active village hall incorporating a picture house, screening a diverse range of films from current blockbusters to classic movies of the past, along with Live and Encore presentations from the National Theatre. For many years the village has won the regional heat of Britain's Best Kept Village Competition and also the Britain in Bloom competition. Cuddington and Dinton Church of England School is located within the village with further schools and a regular bus service to the Grammar schools in Aylesbury. Further secondary schools include Lord Williams's in Thame , Princes Risborough school and Waddesdon C of E. There is easy access to the M40 Motorway at junctions 7 or 8a for access to London and The Midland motorway network. Mainline railway services are available at Haddenham & Thame Parkway for Chiltern Line Services to London Marylebone including a fast train taking only 38 minutes.

Additional Information

Services: Mains water, drainage & electricity
Heating: Eco electric radiators
Tenure: Freehold
Energy Rating: Currently E - 41, potentially C - 78
Local Authority: Buckinghamshire County Council, Aylesbury area
Postcode: HP18 0AP
Council Tax Band: G

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