Skittle Green Cottage

LOWER CHURCH STREET, CUDDINGTON, BUCKINGHAMSHIRE. HP18 OAS







HAMNETT HAYWARD

Skittle Green Cottage

LOWER CHURCH STREET, CUDDINGTON, BUCKINGHAMSHIRE. HP18 0AS

A Charming Piece of English History in the Heart of Cuddington.

This enchanting Grade II listed four-bedroom cottage is a truly special village home, rich in history, character and period charm. The oldest part of the property, a cruck-framed hall cottage, is believed to date back to the mid-15th century, with later additions from the 17th century up to the 1980s. By the 19th century it was two cottages and remained so until the early 1990s. The property now offers approximately 2,100 sq. ft. of versatile accommodation, complemented by two garages and beautifully established country gardens. This beautiful home is situated 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 to Haddenham & Thame Parkway for London Marylebone (under 40 minutes). Of particular note, the cottage has undergone in recent years a complete and sympathetic refurbishment by a highly regarded heritage builder, whose specialist restoration experience includes work at the historic Hampton Court Palace. This exceptional attention to detail has ensured that the property's historic integrity and architectural character have been carefully preserved, whilst introducing a superb standard of contemporary living. The refurbishment included stylish, contemporary bathrooms, a new oak staircase and a fully refitted bespoke kitchen. In addition, the thatch was redone in 2024. Internally, the reception hall immediately sets the tone, with attractive flagstone flooring, an original fireplace and a staircase rising to the first floor. A rear lobby provides access to the kitchen, while a door opens into the impressive dual-aspect dining room. Wooden flooring continues from the dining room through to the sitting room, a particularly characterful space featuring an attractive inglenook fireplace with a wood burning stove and bread oven. A separate side lobby houses the second staircase and provides access to the cloakroom and utility room. The bespoke fitted kitchen has been thoughtfully designed with granite work surfaces, stone flooring and a comprehensive range of integrated appliances, including an electric oven, combination oven, gas hob and dishwasher, together with space for a fridge/freezer. A door leads through to the dual-aspect breakfast room, where lovely views across the gardens provide the perfect backdrop for everyday dining. The first floor offers four generous bedrooms and two stunning bathroom suites, accessed via two separate staircases, each leading to its own landing. The gardens are undoubtedly one of the property's most appealing features. A village footpath leading from Lower Church Street provides access to a courtyard and the entrance to the secluded rear garden, which extends to approximately 80 ft. by 85 ft. Mature, established and wonderfully private, the south-facing garden is predominantly laid to lawn, complemented by attractive shrub and flower borders, a dedicated vegetable garden and a paved terrace, ideal for outdoor dining and entertaining. There are two sheds, one of them brick-built and with power, and a greenhouse. Whilst there is no off-street parking at the property, the double garage is located in Frog Lane, a short walk of 500 ft away and a welcome addition to the facilities in a village where older properties do not all have their own garages. There is space to park two cars in front of the garages and to charge electric vehicles.

A rare opportunity to acquire a home of considerable character and history, offering generous accommodation, established gardens and an enviable position overlooking one of the village greens.







At a Glance

- Enchanting Grade II listed, four-bedroom cottage with accommodation extending to 2,122 sq.ft
- Stunning position overlooking a village green and close to open countryside offering rural walks
- Sympathetically and comprehensively refurbished by a specialist heritage builder
- Beautifully established south-facing country garden, off street parking and double garage
- Within a short distance of Haddenham & Thame Parkway for London Marylebone (under 40 mins)











SUMMARY

- Fabulous 18' reception hall with inglenook fireplace
- Further entrance with cloakroom and utility room
- Recently re-fitted kitchen opening to breakfast room, with views over the garden. Scope to remove wall and create open plan kitchen/dining room
- Formal dining room
- Sitting room with inglenook fireplace housing wood burning stove
- 16' principal bedroom
- Three further bedrooms
- A stylish bathroom with separate shower. Further separate shower room.
- Off street parking and double garage, with electric car charging. (located opposite in Frog Lane)
- Beautifully established south-facing country garden, extending to approximately 80 ft. x 85 ft.
- Enviable village setting overlooking the Lower Village Green and close to many stunning rural walks within this picturesque village
- Within a short drive of station for fast train into London Marylebone (approximately 38 minutes)
- The cottage has undergone a complete and sympathetic refurbishment by a highly regarded heritage builder, whose specialist restoration experience includes work at the historic Hampton Court Palace

Approximate Gross Internal Area 2122 sq ft - 197 sq m
(Excluding Garage)
Ground Floor Area 1083 sq ft – 101 sq m
First Floor Area 1039 sq ft – 96 sq m
Garage Area 322 sq ft – 30 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.

HAMNETT HAYWARD

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, gas, drainage & electricity

Heating: Gas fired central heating. Wood burning stove to Sitting room

Tenure: Freehold

Energy Rating: N/A Grade II listed

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP18 0AS

Council Tax Band: G

EV charging point: Two separate charging points in double garage at Frog Lane

HAMNETT HAYWARD

Hamnett Hayward
42 Upper High Street, Thame, Oxfordshire OX9 2DW
Tel: 01844 215371
Email: thame@hamnetthayward.co.uk