



Stylish village living in enviable location

The Old Post, Upper Church Street, Cuddington, Buckinghamshire, HP18 0AP

Freehold



Entrance hall • 3 reception rooms • kitchen/breakfast/
family room • utility and cloakroom • 5 bedrooms
• 2 bathrooms and a shower room • garaging • annexe
• parking • gardens

Local Information

The Old Post lies in the picturesque village of Cuddington, which has a village hall, post office and village store, a pub, Cuddington Church of England Primary School and the Church of St. Nicholas with its pretty churchyard grounds. There is access to a wide range of excellent schooling in Oxford, Thame and Aylesbury. The village is well placed for access to the M40, and Haddenham and Thame Parkway station provides a regular service to London Marylebone.

The village is surrounded by beautiful Buckinghamshire countryside, and nearby Thame is a thriving, traditional market town.

Directions

From Thame, continue along the A418 in the direction of Aylesbury. After several miles, turn left, signposted Cuddington and Chearsley. On entering Cuddington, at the crossroads, continue straight over into Upper Church Street. The Old Post will be found on the left hand side, just before the village hall.

About this property

The Old Post is a delightful Grade II Listed semi detached house, formerly the post office, and lying in the centre of this thriving village. The house has been carefully extended and stylishly renovated and, with accommodation of 2930 sq ft arranged over three floors, it is ideally configured for family living. It is complemented by picturesque, private gardens, with the added attraction of garaging and a annexe/home office.

The welcoming sitting room has an attractive fireplace, a striking bespoke oak staircase, and there are two further reception rooms for those wanting some relative peace and quiet. The open plan layout of the kitchen and breakfast room/ conservatory, with doors opening to the expansive terrace, makes it ideal for entertaining and family gatherings. There is also a useful laundry and cloakroom. On the first floor, the principal bedroom has a dressing room and ensuite bathroom, and there are two further bedrooms and a bath/shower room. On the second floor, the layout has a shower room and a central communal area, suitable as a reception/study area or occasional bedroom, will particularly appeal to teenagers.





The driveway at the front provides off street parking, and double gates open to a paved area leading to the double garage. Attached to the garage, which is used as a gym, is the annexe, with a shower room and office, which could appeal to those wanting to work from home and which could be used as guest accommodation.

The mature, well stocked gardens are a particularly attractive feature. The extensive paved terraced area leading from the kitchen and conservatory is perfect for al fresco dining, and it leads to the garden, which is laid to lawn and planted with trees, plants and shrubs providing a profusion of colour.

Tenure
Freehold

Services
Mains services connected.
Gas heating.

Local Authority
Aylesbury Vale District Council

Brochure prepared and photographs taken October 2021

Energy Performance
A copy of the full Energy Performance Certificate is available upon request.

Viewing
Strictly by appointment with Savills.



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Approximate Area 272.2 sq m / 2930 sq ft

Garage 26.7 sq m / 287 sq ft

Outbuilding 29 sq m / 312 sq ft

Total 327.9 sq m / 3529 sq ft

Including Limited Use Area (14.1 sq m / 152 sq ft)



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