



3, Hillside Cottages,  
Dadbrook, Cuddington,  
Buckinghamshire, HP18 0BE

Offers In Excess Of  
£625,000

**RB** REASTON BROWN



## A Three/ Four Bedroom Extended Family House, With Generous Rear Gardens, Off Road Parking & Open Countryside Views, Situated In A Sought After Village Location.

**3 Hillside Cottages** is a delightful brick-built, three/four bedroom semi-detached home offering a blend of period features and modern amenities. Upon entering, you are welcomed into an entrance hall with a downstairs toilet and a useful storage cupboard. The spacious sitting room, featuring an open fire and oak flooring, offers views of the large rear garden. The kitchen, equipped with a range cooker, hob, and boasts wooden units, a Belfast sink, and ample space for a dining table. The adjacent dining room includes a fireplace and built-in storage. The ground floor also features a versatile snug, currently used as a study, and a fourth bedroom that currently serves as a sewing room. Upstairs, the first floor offers three well-proportioned bedrooms. The main bedroom overlooks the garden, while the second bedroom is front aspect. The third bedroom enjoys views of the allotments and fields beyond. The family bathroom is modern and well-appointed, featuring a roll-top bath, shower cubicle, and tiled flooring. Outside, the property boasts a large front garden with fruit trees, flower borders, and a gravel driveway providing plenty of parking. The fully established rear garden including fruit trees is approx. 100 ft in length, with its sunny patio, pergola, two greenhouses, and two sheds, offers a serene outdoor space backing onto the allotments of Cuddington. The property also benefits from double glazing throughout, a Worcester gas combi boiler installed two years ago. EPC: D, Council Tax Band: D

### Situation

**Cuddington** is a highly desirable village appearing in the Domesday Book of 1086 as 'Cudintuna', renowned for a medicinal spring. It is situated on the borders of Oxfordshire and Buckinghamshire, close to the Market town of Thame. The village benefits from; a 12<sup>th</sup> Century church, a village shop/post office, a hairdressers, a village hall, a film club, a tennis club, cricket club, gastronomic pub, and a recreation ground. There is a sought after primary school and preparatory school facilities are available at Ashfold in nearby Dorton. The M40 is within easy travelling distance for access to London, Birmingham and the Northern networks. Nearby Haddenham and Thame railway station provides access to London Marylebone in approximately 37 minutes (fast train).

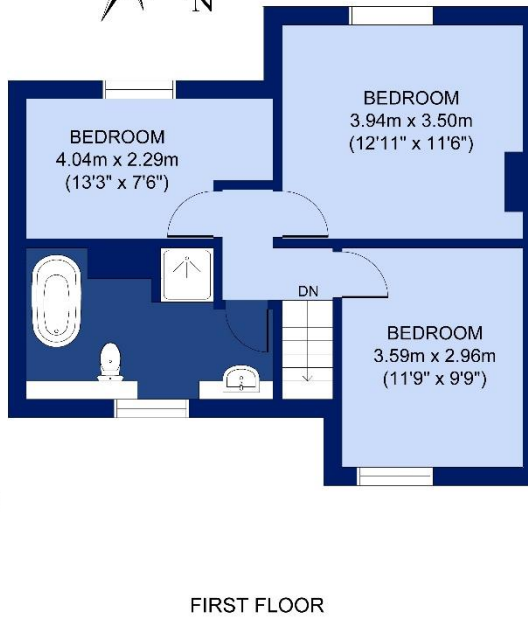
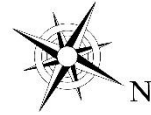
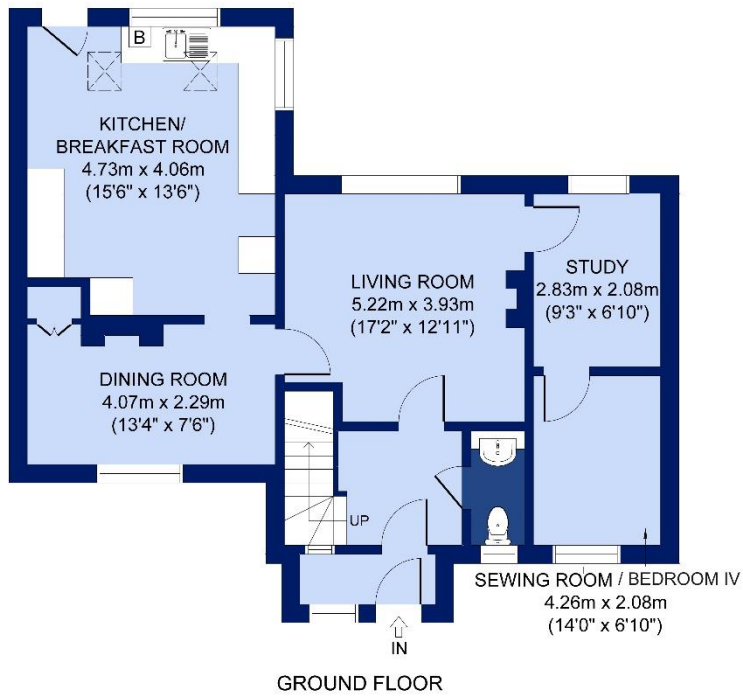
*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.*











APPROX. GROSS INTERNAL FLOOR AREA 1242 SQ FT / 115 SQ M  
3 HILLSIDE COTTAGES, CUDDINGTON, HP18 0AQ

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



*Viewing is Strictly by Appointment through Reaston Brown*

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