

GRIFFIN HOUSE

1 CHURCH CLOSE, CUDDINGTON, BUCKINGHAMSHIRE, HP18 0AT



HAMNETT
HAYWARD

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BUCKINGHAMSHIRE, HP18 0AT

An individual contemporary detached home located in the heart of this most sought after Buckinghamshire village

Enjoying a prime location within a stones-throw from the picturesque Saint Nicholas Church and the village green, this individual contemporary family home offers a wonderful opportunity to enjoy village life. Converted and extended within the last twelve months, Griffin House is a spacious four bedroom home, enjoying adaptable modern accommodation arranged over two floors.

Set in a commanding position, the grounds have been beautifully landscaped with a raised terrace and imposing oak framed storm porch leading the way to accommodation including; a generous entrance hall with contemporary oak and glass staircase, a stunning 30' open plan kitchen/dining/reception room fitted with a bespoke range of base and wall units with quartz worktops, inset sink with kettle tap, matching island with inset Miele ceramic hob and Elica 'Downdraft' retractable extractor, Twin Miele electric ovens, integrated dishwasher, fridge/freezer and a glass fronted wine fridge. This outstanding living space also features full width bi-fold doors opening onto the rear terrace complimented by motorised electric blinds and a stylish wood effect porcelain floor. Additional ground floor accommodation includes a double aspect family room/study, guest bedroom with en-suite shower room, fourth bedroom and a beautiful bathroom fitted with Villeroy & Boch sanitary ware. The first floor features a galleried landing with glazed balustrade, a spacious master bedroom with en-suite shower room and an additional double bedroom with access to a fully boarded 17' storage/child's play area.

Outside, Griffin House includes a large gravel drive with attractive raised borders laid to lavender and box hedgerow. To the rear of the drive, steps rise to a further gravelled area with large timber storage shed and air source heat pump. The rear gardens offer a sunny southerly aspect and include a large L-shaped terrace with covered area, the remainder being laid mainly to lawn with raised flower border. The gardens are enclosed by a mixture of laurel hedgerow and close boarded fence work.

“CONVERTED WITHIN THE LAST 12 MONTHS, GRIFFIN HOUSE HAS ALL THE BENEFITS OF CONTEMPORARY OPEN PLAN LIVING ”



AT A GLANCE

- Stunning 30' open plan kitchen/dining/living room
- Recently converted and finished to an extremely high specification
- Bespoke kitchen with Miele appliances and high quality sanitary ware
- Under floor heating to both floors powered by air source heat pump
- Energy efficient levels of insulation and double glazed windows
- Pretty village location, offering peace and seclusion



ACCOMMODATION

- Entrance hall
- 30' Open plan kitchen/dining/living room
- Utility room
- Family room/Study
- Bedroom four
- Guest bedroom with en-suite shower room
- Ground floor bathroom with shower
- Master bedroom with en-suite 'jack and gill' shower room
- Additional first floor double bedroom
- 17' boarded and carpeted storage/child's play area
- Off street parking for up to three vehicles
- Enclosed south facing gardens
- Beautiful landscaped grounds
- Converted and extended to now offer 'new home' standards including: new central heating, wiring, double glazed windows, CAT5E networking, multiple Sky sockets, kitchen, sanitary ware, contemporary floor and wall tiling and carpets
- Fabulous conservation area setting within this much sought after and picturesque Buckinghamshire village
- Exacting standards of presentation throughout

LOCATION

Cuddington is a beautiful Buckinghamshire village centred around the village green and the road junction linking Aylesbury, Long Crendon and Haddenham. 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 a mixed Church of England primary school. It is a voluntary aided school, which takes children from the age of four through to the age of eleven. Cuddington was an infant school but has recently merged with Dinton School to form a full primary school on two sites. A regular bus service also links the village to the Grammar schools in Aylesbury. 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 36 minutes.

ADDITIONAL INFORMATION

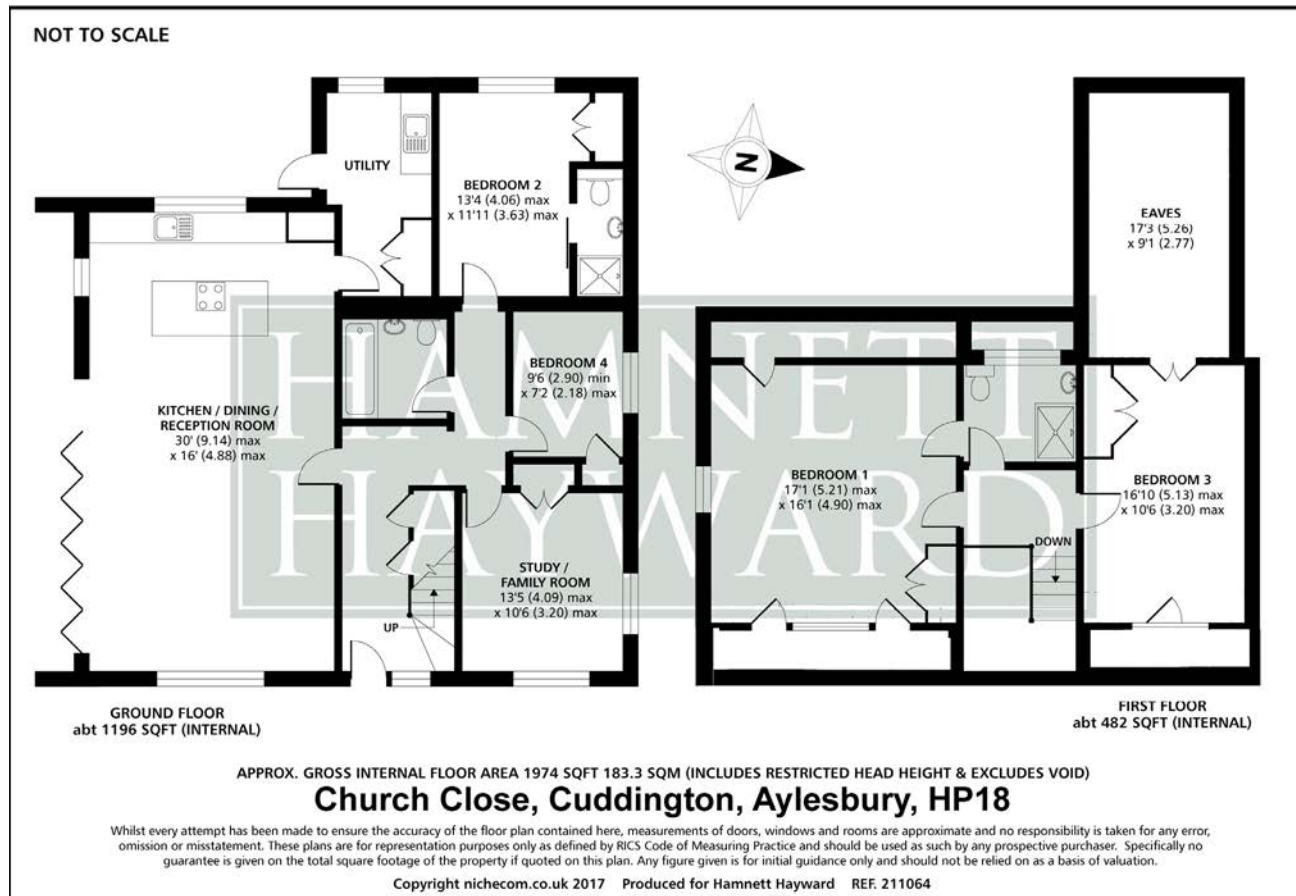
Services: Mains water, electricity & drainage

Heating: Air source heat pump to under floor

Local Authority: Aylesbury Vale District Council

Postcode: HP18 0AT

Council Tax: Band E



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