



Church Hill
Cheddington, LU7 0SY

Price £587,500



 **QUARTERS**
YOUR NEXT MOVE

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Quarters are delighted to offer for sale this superbly presented four bedroom detached family home, ideally situated in the heart of the desirable Buckinghamshire village of Cheddington. Boasting a generous plot and a thoughtfully extended layout, this beautifully maintained property offers bright and spacious accommodation with versatile living spaces designed for modern family life. The property also benefits from being within catchment for the three Aylesbury grammar schools, highly regarded Tring School and Cottesloe School, as well as the desirable Cheddington Primary School and a selection of local preschools - making it a compelling choice for families. Accommodation comprises: Entrance hall, 28ft kitchen/dining/family room, lounge, utility room, cloakroom/WC, four bedrooms (master with ensuite) and a family bathroom. Additional benefits include landscaped private garden, garage and driveway parking. Viewing is highly recommended to fully appreciate the space, quality and setting of this superb family home.

Location:

Cheddington is a charming and well-connected Buckinghamshire village, popular for its strong community feel, countryside walks and highly regarded schooling options, including local primary and Grammar schools.. The mainline rail station offers a direct service to London Euston in under 45 minutes, making it ideal for commuters. The village benefits from a shop, two pubs, a village hall, and scenic surroundings—yet remains close to neighbouring market towns including Leighton Buzzard, Tring and Aylesbury.

Ground Floor:

The welcoming entrance hall sets the tone for the space beyond, featuring a wider-than-average layout that offers a true sense of arrival. There are stairs leading to the first floor, along with access to the principal ground floor rooms. To the right, the utility room provides space and plumbing for a washing machine and tumble dryer, and with its generous proportions, presents an ideal opportunity for conversion to a home office or study if desired. To the rear, the lounge is an inviting and well-proportioned space, flooded with natural light via double glazed French doors that open onto the garden. There is ample room for a wealth of furniture, making it a comfortable retreat for the whole family. At the heart of the home lies the stunning open plan kitchen/dining/family room, stretching approximately 28ft in length and offering a versatile and social layout. The kitchen is positioned to the front and is fitted with a stylish range of shaker style units with roll-edged work surfaces. There is plentiful storage and space for appliances, while the dining area provides a central setting for entertaining or family meals. At the rear, the family area offers an ideal spot for relaxing, with additional French doors seamlessly connecting the interior with the rear garden. A refitted cloakroom/WC completes the ground floor accommodation.





First Floor:

Upstairs, the first floor landing provides access to four bedrooms and the family bathroom. The master bedroom suite has been thoughtfully adapted by combining with the original third bedroom, now offering a vast retreat with space for a super king-size bed, wardrobes, dressing area and more. The room also benefits from a stylish en-suite shower room fitted with a low level WC, vanity wash hand basin and shower cubicle. Buyers have the option to reinstate the original wall to return the home to a four-bedroom layout if preferred. The remaining bedrooms are all well-sized, and the family bathroom is fitted with a modern three piece suite including a low level WC, vanity wash hand basin and panel bath with shower over, finished with complementary tiling.

Outside:

Externally, the property sits on a generous plot with attractive kerb appeal. A neat frontage includes well-maintained flowerbeds and a shingled area which could be utilised for additional parking. A double-length driveway runs along the side of the property, providing off-road parking for multiple vehicles and access to the detached garage, which features up and over doors to both the front and rear, as well as power and lighting—ideal for those seeking additional secure parking, storage, or hobby space.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan



Total Area: 1347 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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