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Cheddington

PRICE GUIDE £425,000



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Cheddington

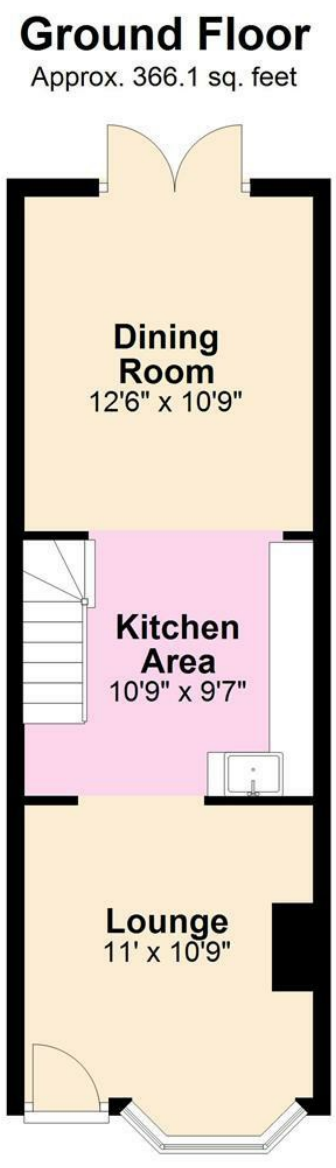
PRICE GUIDE

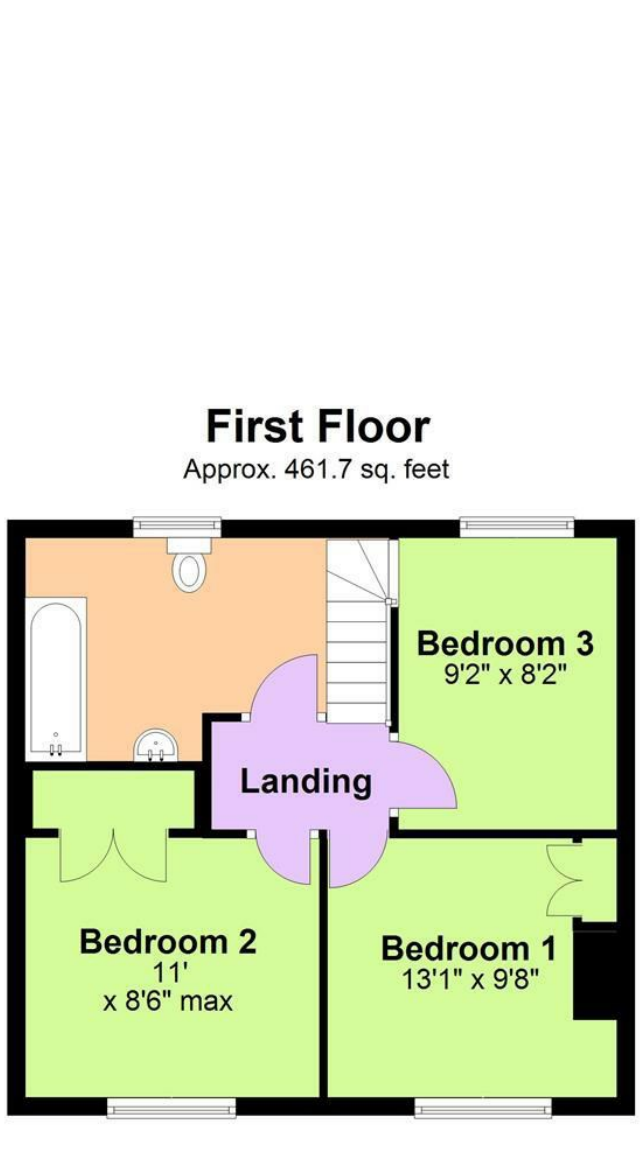
£425,000

A charming character cottage located in the very heart of this popular Buckinghamshire village, which has the rare advantage of a mainline train station. The property has three double bedrooms and the benefit of a first floor bathroom alongside a stunning open plan kitchen/dining room and an exceptional Southerly facing garden.



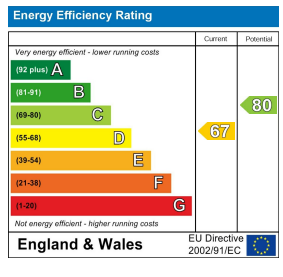
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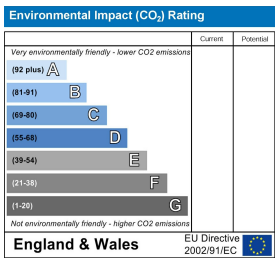




Total area: approx. 827.8 sq. feet







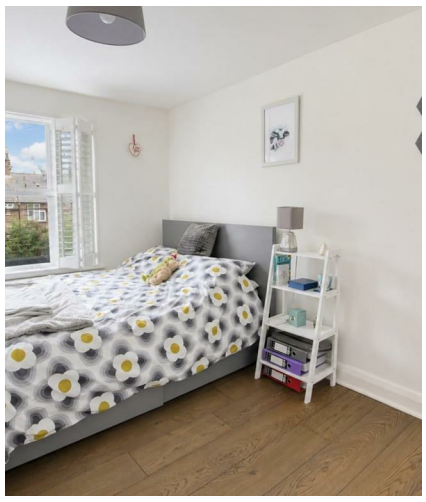
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Positioned in a central location with three double bedrooms, open plan kitchen/dining room and lovely southerly rear garden.





Ground Floor
The front door leads to a cosy living room which has a bay window to the front and extra width solid wooden floorboards. There is a cast iron wood burning stove which has shelving to one side of the chimney breast. From here a door opens to the wonderful 'eat-in' kitchen/dining room which is flooded with natural light by means of the French doors opening to the rear garden and Velux windows to the vaulted rood space. The kitchen space is fitted with a range of base and eye level units to include a Belfast sink. Decorative floor tiles are laid throughout this space and lead to a dedicated dining area. Stairs from here ascend to the first floor landing.

First Floor
The first floor landing has doors opening to all three double bedrooms and to the family bathroom which is fitted with a kidney shaped bath with shower unit and screen over, low level wc and wash basin . Two of the bedrooms overlook the front of the property with the main bedroom boasting a fitted wardrobe and original fireplace.

Outside
Double barn style doors open to an undercroft, which in turn leads to the rear garden. There is a small front garden space which is part enclosed by a wrought iron railings with steps to the front door. The rear garden is mainly laid to lawn and boasts a Southerly facing aspect to make the most of the sunshine. There are a number of mature beds and boarders and planting throughout the garden area.

The Location
Cheddington is a traditional village with two excellent public houses, two churches (one dates back to 1190), a general store, village green and various sporting/leisure clubs and societies. Cheddington won Buckinghamshire Village of the Year 2005 and also East of England Village of the Year 2006 (young persons category). Mentioned in the doomsday survey 1066, the village history is based around agriculture. Cheddington is also infamously remembered as the scene of the Great Train Robbery in 1963.

Transport Links
Situated on the edge of the Chilterns, the village has a good network of footpaths and bridleways, which connect with the surrounding countryside and canal walks. Ivinghoe Beacon, the Ridgeway path and Ashridge National Trust Estate are all close by. However, despite its fabulous countryside location Cheddington still has excellent communication links. The mainline Silver Link Trains connect with London Euston in 40 minutes and Milton Keynes is just 18 minutes. For those preferring to drive the A41 is only 4 miles away at Tring with quick access onto the M25. In the other direction Milton Keynes is 17 miles and Luton Airport 16 miles away.

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