

THE MODERN HOUSE



Cuddington, Buckinghamshire
Sold

Frog Lane

Laying low in a secluded and private plot amidst verdant surrounding gardens is this exquisite, three-bedroom modern house, ideally located in the sought-after Buckinghamshire village of Cuddington. Inspired by the work of acclaimed architect Peter Aldington and his most celebrated project at Turn End, which is less than two miles away, the design of the house takes a holistic view of the site, seamlessly interweaving interior and exterior spaces.

A harmonious flow of open-plan living space spans almost 2,000 sq ft across a single storey, with sliding glass walls creating a symbiotic relationship between inside and outside and inviting in an exceptional quality of natural light. The area is renowned for its beautiful open countryside; the nearby city of Oxford can be reached in approximately 30 minutes and central London in just over one hour by car.

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The Tour

The house is positioned at the centre of the village, yet is completely private and concealed from view. It is set back from Frog Lane via a private passageway, which leads to the double garage and additional off-street parking. A glazed timber-framed door provides the front entrance, opening into a beautiful, bright hallway with deep-set skylights overhead and timber flooring underfoot.

The primary living spaces are arranged in a predominantly open-plan layout at the southerly end of the house, where full-height sliding walls are perfectly orientated to frame views of the garden and invite an exceptional quality of natural light to flood in. A modern kitchen spans the length of one wall, with a ribbon of clerestory windows above, while a marble-topped island has been positioned centrally to create an easy flow into the adjacent dining area. A double-fronted log burner delineates the living room and is a natural focal point for the space.

An arterial central passageway forms the spine of the house, providing access to the second reception room and a study. Both rooms have either full-height glass walls or doors, providing views or direct access out to the terrace and gardens.

Three beautifully proportioned bedrooms span the easterly wing of the house. The main bedroom has an adjoining en suite shower room and an excellent provision of in-built cabinetry. A set of glazed doors, finished with hand-crafted wooden shutters, opens the room onto a private internal courtyard garden. The two additional bedrooms have been decorated in soft, light tones to create a calm aesthetic, with glass panels in each room optimising the light and garden views. The family bathroom has both a shower and bath, with a combined laundry and utility room positioned adjacently.

Outdoor Space

A deep overhanging soffit spans the perimeter, with a decked terrace providing the perfect pavilion for summer lunches, sheltered from the weather and excessive solar gain in warmer months. The tiered gardens are bountifully stocked and varied, while set to one side of the house is a timber-framed outhouse that would befit a studio, workshop, home workspace or overflow accommodation.

The Area

Cuddington was presented with the Morris Cup award for Buckinghamshire's Best Kept Village in 2015. The pretty village offers a sought-after primary school, post office/general store, popular village pub (The Crown), restaurant, hairdressers, two churches, village hall and recreational ground. The village hall hosts a Film Club on Wednesday evenings. More comprehensive facilities can be found in the nearby town of Aylesbury, which is just over six miles away.



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The M40 is nearby, with links to London (approximately 50 miles), the Midlands and Northern networks. There is a railway station at the nearby village of Haddenham which is reachable in around four minutes by car, with a direct line to London Marylebone in around 50 minutes.



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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.