

Dadbrook House, Cuddington,
Oxfordshire/Buckinghamshire Borders



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7,262 sq ft (674.7 sq m) | Drawing room | Sitting room | Cinema room
Study | Kitchen/dining room | 5 bedrooms | Indoor swimming pool
Converted water tower | Garage and workshop | Tennis court
14 acres of gardens and grounds | Freehold

Guide price £3,750,000



An elegant and beautifully presented edge-of-village period house.

Reception Hall, Drawing room, Sitting room, Study, Cinema room, Kitchen/dining room, Boot room, Utility, Cloakroom, Cellars. Principal bedroom with en suite bathroom, 2 further en suite bedrooms, 2 further bedrooms and 2 further shower rooms, large attic room.

Indoor swimming pool, converted water tower with games room, garage and workshop, tennis court.

Gardens and grounds in all 14 acres.

The property

Dadbrook House is a handsome and beautifully presented 19th-century Georgian-style villa. Much loved by the current owners for over 40 years it combines elegant period charm with thoughtful modern additions. The house is entered through a lovely entrance hall with an attractive staircase and double arches, setting the tone for the beautifully proportioned principal rooms beyond. These include a gracious drawing room featuring original cornicing and lovely fireplace. The family kitchen is a particular feature with a wonderfully high ceiling, completed in 2022, it has a large island and is fitted with 2 Gaggenau ovens, one of which is steam, a dishwasher, two Quooker taps - one tap mixing and providing hot/cold water: the other delivering instant boiling water as well as filtered chilled still and sparkling drinking water, and integrated fridge and freezers. It also has under floor heating and large French windows opening onto the walled garden.

The layout can be seen on the floor plan. Further recent improvements, in 2024, include a new main roof and 60 solar panels with 7 Sunsynk 5.2 k Wh batteries, which significantly reduce electricity bills throughout the year. The gas fired central heating has zoned controls.





Outside

The house sits within mature, landscaped gardens that provide both beauty and privacy, with wonderful established trees including two striking Wellingtonia. They are formal at the front and more of a cottage type garden at the back with a summer cutting garden and vegetable patch.

The grounds also feature a charming spring fed pond, a hard tennis court (with sand-filled Australian SuperGrass tennis 'carpet', placed over a hard court), a garage/workshop, plenty of parking and 2 EV chargers.

There is an impressive in-door swimming pool, heated by an air-source heat pump and out-door Clear View Sauna, installed in 2025.

An additional point of interest is the converted water tower, which now offers characterful ancillary accommodation together with a spacious games room that could equally serve as a home office.

The land has a parkland feel, and the house and garden enjoy far-reaching westerly views.

There is a 5-bar gate for vehicles at the bottom of the garden, near Dad Brook and another gate for pedestrians is approximately halfway up the field-fencing.

Situation

Dadbrook House is located on the edge of the attractive village of Cuddington, which has a good pub, a shop and a village primary school. Nearby Thame a thriving market town has attractive historical buildings, a museum, a theatre, a vibrant High Street, and regular events, attractions and activities. True to its tradition as a market centre, the streets of Thame are home to a variety of fantastic independent and well-known shops, eateries & pubs. Le Manoir aux Quat'Saisons at Great Milton and The Sir Charles Napier at Chinnor are also nearby.

Haddenham and Thame Parkway is only 2 miles away from the house, with a fast train service to London Marylebone, from about 40 minutes, making this an ideal village to commute from. Junction 7 of the M40 is also nearby.

There are a wide range of local schools including three grammar schools in Aylesbury and Lord Williams's in Thame. A number of private schools are situated nearby including Ashfold and Bruern Abbey (Chilton). Stowe, Wycombe Abbey, Radley and Abingdon are all relatively nearby. The Oxford schools, including the Dragon, Magdalen College School, St. Edwards, Summerfields, Oxford High and Headington are within daily reach.

There is an active cricket club and horse racing at Kingston Blount point-to-point course. Golf at Princes Risborough Golf Club, The Oxfordshire Golf Hotel & Spa and Waterstock Golf Club and Driving Range. There is an extensive network of nearby footpaths and bridleways, including the Ridgeway.

Haddenham & Thame Parkway 2 miles, Thame 4 miles, J7 M40 8 miles, Oxford 16.8 miles

Haddenham & Thame Parkway to London Marylebone by rail from about 40 mins



Approximate Floor Area = 388 sq m / 4176 sq ft

Cellar = 48.7 sq m / 524 sq ft

Attic = 54.0 / 581 sq ft

Pool = 80.9 sq m / 871 sq ft

Outbuildings = 103.1 sq m / 1110 sq ft

Total = 674.7 sq m / 7262 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105644



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Total Area - 5.73 ha / 14.14 ac

General

Local Authority: Buckinghamshire Council
 Services: Mains electricity, water and gas. Private drainage to a Klargester. Broadband provided by Voneus.
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
 Council Tax: Band H
 EPC Rating: A
 Tenure: Freehold
 Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiations.
 Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.
 Overage: The land is to be sold subject to an overage on all development. If development takes place under the Town and Country Planning regulations, then this will be a trigger event for overage. This overage will be effective for 25 years from the date of completion of the sale and will be payable on the grant of planning permission for development. The amount payable will be 25% of the increase in value resulting from the consent.



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