



The Hollies Farmhouse
HADDENHAM

‘The Hollies Farmhouse ‘
Fern Lane
Haddenham
Bucks HP17 8EL

A unique Grade II listed period farmhouse currently divided into two cottages with garaging in the heart of the village with lovely cottage style gardens, full of character with the potential to become a delightful individual family home .

Entrance Porch | Two Hallways | Sitting Room | Living Room | Cellar | Kitchen/breakfast/ room | Second Kitchen | Master Bedroom | Two further double bedrooms | Single Bedroom | Two Bathrooms | Loft area with potential s.t.p.p. | Lovely cottage style gardens to the rear and an attractive walled courtyard garden to the front | Double Garage and driveway parking.

Guide Price £850,000

Situation

Surrounded by beautiful Buckinghamshire countryside, Haddenham is renowned for being the largest village in the country with a delightful duck pond located to the front of the church set in the heart of the village with an eclectic mix of period and modern homes within the village, Haddenham offers both young and old alike a charming yet buoyant place to live. A significant feature of many of the period properties are their unique construction to the local area. Many homes and walls within the village are constructed of Wychert using a traditional mud and wattle technique.

There are excellent local amenities including independent shops, cafes, restaurants and public houses. Haddenham also





has an active village hall facilitating activities for all ages plus a library and recently refurbished Health Centre.

The historical Old Traditional Market town of Thame is located close by and has a bustling High Street with an excellent range of Independent Shops including Newitt Butchers and What's Cooking. There are a vast selection of Restaurants, Public Houses and Coffee shops. Thame also has a good range of supermarkets including Waitrose, Sainsbury's and the Co-Op.



Haddenham and Thame Parkway Station is located within the village giving easy access to both London Marylebone, Birmingham and a recently opened line to Oxford City Centre. Road communications are excellent with the M40 motorway being some 15 minutes' drive away giving access to the National Motorway network, Both Oxford, with its excellent array of theatres and restaurants and Aylesbury with the Waterside theatre are within easy driving distance.

Schooling in the area is excellent and the village has an excellent Primary School which feed into both Lord Williams in Thame and the Aylesbury Vale Grammar School. There are many good private schools in the area as well as a highly-regarded pre-school.

Road and rail communications are excellent with both the M40 motorway and Rail connections from Haddenham and Thame Parkway being some 5 miles away providing direct access to London Marylebone with direct trains from 35 minutes.

Description

The Hollies Farmhouse is an attractive Grade II listed period house in the conservation area that we believe was built in the early 1600's. The farmhouse has been in the current family ownership for over 100 years.



The farmhouse is steeped in local history and was many years ago a Quaker meeting house where marriages were performed in the Living room by the stone fireplace.

The current owners turned the farmhouse at the end of the 1970's into two properties and the property was reroofed at around this time. It would be extremely easy to reinstate the property back into one delightful family home by making some minor changes to the current accommodation layout and updating and modernising the property throughout.

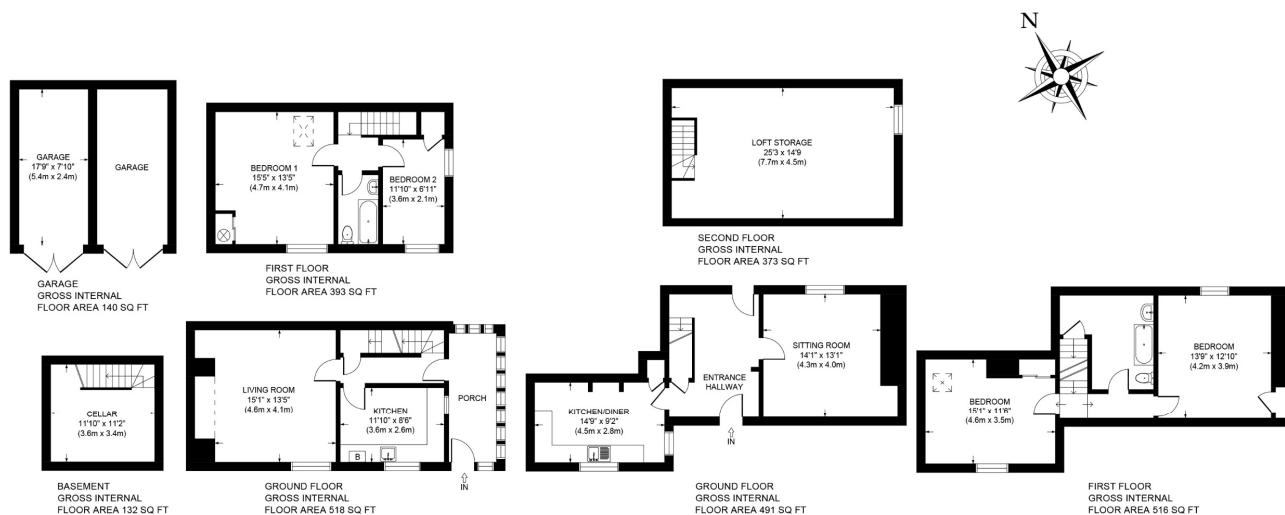
The properties are full of charm and character with an abundance of exposed ceiling timbers throughout with attractive open fireplaces in the reception rooms. There are currently two separate kitchens as well as a cellar which is situated within one of the cottages. The configuration of the cottages on the first floor are that currently there are two bedrooms within each cottage as well as each cottage having a family bathroom. One of the cottages has a staircase rising to the loft area which offers the potential for a possible conversion into further accommodation.

The farmhouse is set in lovely cottage style gardens. To the front one can approach the property through an archway which in turns leads to a gate which gives access to an attractive walled courtyard garden which is an ideal place in which to enjoy al fresco dining taking in the evening sun.

The gardens to the rear are mostly walled and a delightful feature of the property with old paved walkways with the garden being laid to lawn with cottage style flower borders with an array of herbaceous plants.

Adjoining the property is a detached double garage with roof storage space and a driveway providing parking for 4 vehicles.





APPROX. GROSS INTERNAL FLOOR AREA 2563 SQ FT / 238 SQ M
THE HOLLIES FARMHOUSE FERN LANE HADDENHAM BUCKINGHAMSHIRE HP17 8EL

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

These particulars and floor plans are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract. The plans and particulars are intended as a guide only. Dimensions are approximate and not to scale. Whilst every care has been taken with the preparation of the details all information is given in good faith, but prospective purchasers must satisfy themselves. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Colombs Estate Agency cannot be held responsible for any faults found or for any expense incurred by prospective purchasers.

C1275 Ravensworth 01670 713330

Directions

From the main bypass roundabout in Thame take the A418 to Aylesbury and after a short distance turn right signposted Haddenham. Take Continue along passing the railway station and proceed along the Thame Road where you come to the village square. Just after the Cottage bakery turn left into Fern Lane and Hollies Farmhouse will be found on the right just after Ricketts Close.

Viewings

All viewings are strictly by appointment through Colombs Estate Agents



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