



DOVECOTE CLOSE, HADDENHAM, AYLESBURY

£575,000
FREEHOLD

This spacious four bedroom detached house in Haddenham offers a versatile and well-designed living space. The ground floor features a living room, kitchen/diner, and a conservatory, providing ample space for family living. Additionally, there is a cloakroom, a downstairs bedroom, and a shower room, ideal for guests or multigenerational living. The property also includes a second kitchen. Upstairs, you'll find three more bedrooms and a family bathroom. Outside, the house benefits from a driveway and a garden, offering plenty of outdoor space for relaxation and entertainment.



DOVECOTE CLOSE

- VILLAGE LOCATION • FOUR BEDROOM
- DETACHED HOUSE • DRIVEWAY
- PARKING • SPACIOUS AND VERSATILE
- LIVING • DOWNSTAIRS BEDROOM, SHOWER
- ROOM AND ADDITIONAL KITCHEN • ENCLOSED
- REAR GARDEN • CLOSE TO TRAIN
- STATION • MODERN KITCHEN



LOCATION

Haddenham is a charming village located near Aylesbury, Buckinghamshire, offering a blend of rural tranquility and excellent transport links. The village is well-connected, with Haddenham and Thame Parkway railway station providing easy access to London and Oxford. Haddenham itself is known for its picturesque surroundings, historic buildings, and a strong sense of community. It features local amenities such as shops, schools, and pubs, while being close to the larger market town of Aylesbury, which offers a wider range of facilities, including shopping, leisure activities, and healthcare services. With beautiful countryside nearby, Haddenham is an ideal location for those seeking a peaceful, village lifestyle with convenient access to urban areas.

ACCOMMODATION

Upon entering, you are welcomed by an entrance hall leading to a well-appointed cloakroom for convenience.

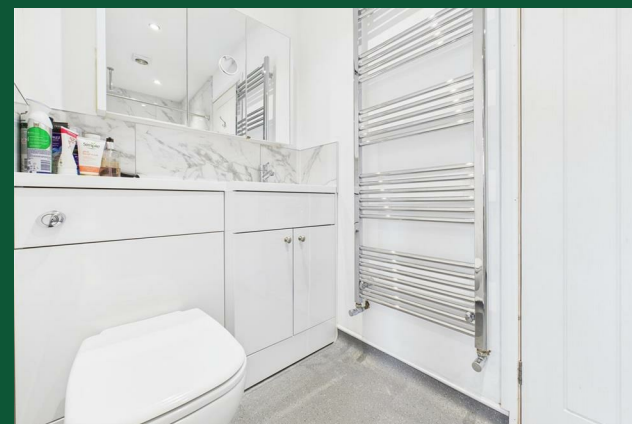
The living room features a charming log burner, providing a focal point and adding a cozy ambiance to the space, perfect for relaxing or entertaining. The modern kitchen is thoughtfully designed with ample space for appliances and offers a great area for meal preparation. Adjacent to the kitchen is a bright conservatory.

The ground floor also benefits from a downstairs bedroom and a wet room, making it ideal for guests or those needing ground floor living accommodation. There is also an additional kitchen area, offering extra flexibility for multi-generational living.

Upstairs, you will find three well proportioned bedrooms, each offering a comfortable and private space. The family bathroom completes the upper floor, offering a contemporary suite with modern fittings.

Externally, the property boasts a rear garden with both a paved patio area and a grassed area providing a peaceful space for relaxation or children's play. The property also benefits from driveway parking, offering convenient off-road parking for multiple vehicles.

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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

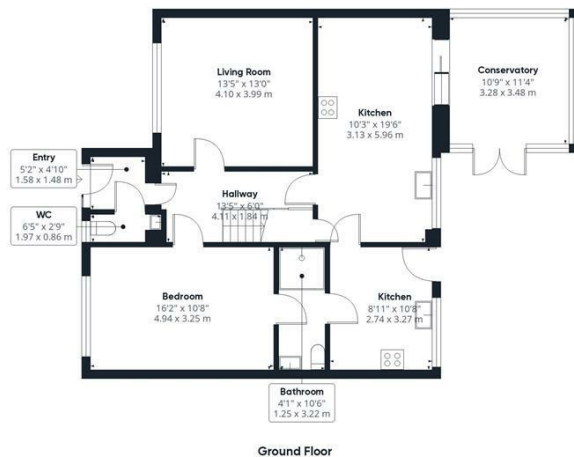
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 1380.04 sq ft

Tenure – Freehold





Approximate total area^m
1380.04 ft²
128.21 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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