

# RPRS

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## FOR SALE

## £450,000

### Three Bedroom Semi Detached Cottage with Garden

#### ADDRESS

36 High Street,  
Haddenham,  
Aylesbury,  
Buckinghamshire  
HP17 8ER

#### SIZE

91 m<sup>2</sup> (978 ft<sup>2</sup>)  
Approx. gross internal floor area

#### KEY FEATURES

- + Semi detached cottage
- + Three bedrooms
- + Two reception rooms
- + Ensuite facilities
- + Rear access via side return
- + Rear garden
- + In need of some modernisation
- + On street parking
- + Sought after location
- + Freehold

#### OVERVIEW

The property is a three bedroom semi detached cottage located in the historical part of the sought after village of Haddenham, Buckinghamshire.

The ground floor of the property comprises two reception rooms and a kitchen. The first floor of the property comprises three bedrooms with the master bedroom having ensuite facilities and a family bathroom. Externally, the property has an attractive and low maintenance rear garden.

The property would benefit from a project of modernisation.

#### LOCATION

The property is located in the sought after village of Haddenham, a picturesque Buckinghamshire village positioned approximately five miles south-west of Aylesbury and just a short distance from the neighbouring market town of Thame. Haddenham is well known for its charming village character, scenic ponds, traditional architecture and strong sense of community.

The village offers an excellent range of local amenities including independent shops, cafés, public houses, eateries and everyday services, along with well-regarded schools and various leisure and recreational facilities. Surrounded by open countryside, the area provides an abundance of walking routes and outdoor spaces ideal for those seeking a rural lifestyle with modern convenience.

Haddenham benefits from superb transport links. Haddenham & Thame Parkway railway station provides fast and regular services to London, Oxford and Birmingham, making it an ideal location for commuters. The nearby M40 further enhances connectivity to the wider motorway network and key regional destinations.

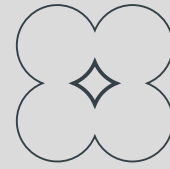
Overall, Haddenham delivers an appealing blend of village charm, countryside surroundings and excellent accessibility, making it a highly desirable place to live.



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## ACCOMMODATION

TOTAL 91.00 m<sup>2</sup> 978 ft<sup>2</sup>  
Approx. gross internal floor area

## SERVICES

We understand the property has mains electricity, water, gas and drainage. No services or appliances have been tested by RPRS. Interested parties should make their own investigations.

## COUNCIL TAX

The property is considered a E rating by Aylesbury Vale Council. Interested parties should make their own investigations.

## EASEMENT

We have been informed that the subject property benefits from having an easement over the next door property allowing access via an alleyway which runs between the two cottages. Interested parties should make their own investigations.

## TENURE

Freehold

## GUIDE PRICE

£450,000

## VIEWING

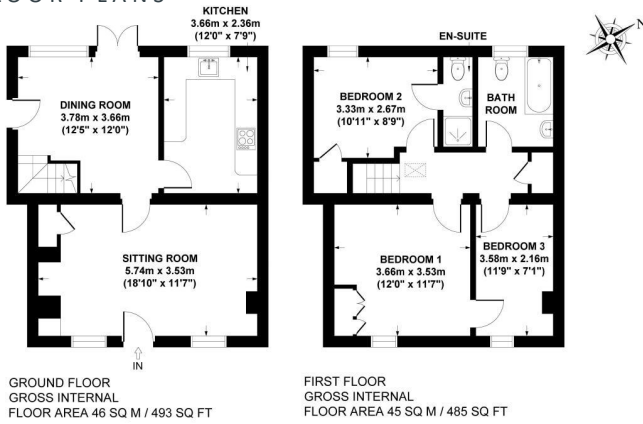
Please contact sole selling agents:

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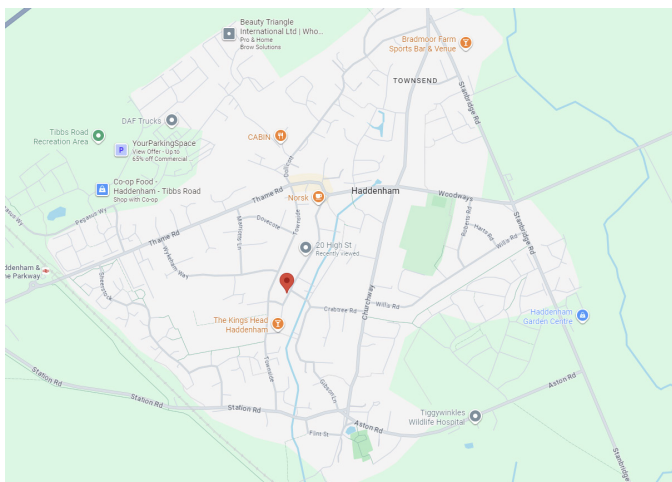




FLOOR PLANS



HIGH STREET, HADDENHAM, BUCKINGHAMSHIRE, HP17 8ER  
APPROX. GROSS INTERNAL FLOOR AREA 91 SQ M / 978 SQ FT  
FLOOR PLAN IDENTIFICATION PURPOSES ONLY - NOT TO SCALE



Energy Performance Certificate (EPC)  
Full details available upon request.

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Disclaimer: Interested parties must satisfy themselves as to the accuracy of the descriptions given and any floor plans shown in these particulars, by inspection or otherwise. These particulars are believed to be correct, but the accuracy is not guaranteed, and they do not constitute any part of the offer or contract. RPRS Group Ltd, their clients and joint agents have no authority to make or give any representation or warranty whatsoever in relation to this property. No responsibility is taken for any error, omission, misstatement or use of data shown. All measurements, areas and distances are approximate only. These particulars must not be relied upon as statements or representations of fact and are for guidance purposes only. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order. Fixtures, fittings and other items are not included unless specified in these particulars. Figures in these particulars may be subject to additional VAT.