



**MINSTREL COTTAGE**  
**TOWNSIDE HADDENHAM BUCKINGHAMSHIRE**

**TIM RUSS**  
& COMPANY





# MINSTREL COTTAGE TOWNSIDE HADDENHAM BUCKINGHASHIRE

AN IMMACULATE DETACHED  
INDIVIDUAL HOME SITUATED IN A  
TOP POSITION WITHIN THIS HIGHLY  
REGARDED VILLAGE

**GUIDE PRICE £995,000**





## The Property

This immaculate home has so much to offer. The accommodation is not only light and spacious but incredibly flexible. On entering this charming home via the entrance hall, you then experience the first wow! The dining hall is vaulted and super, and the minstrel's gallery makes for a stunning space. The sitting room is once again of an exceptional size and is graced with an attractive fireplace. Light floods in from the clever orangery which links the dining hall and the current study and has lovely views of the pretty part walled garden. The kitchen is located off the dining hall and is well appointed with an extensive range of fitted units and integral appliances; including dishwasher, fridge, freezer, double oven, and hob all complimented with the granite worktops and breakfast bar. The principal bedroom suite is located on the ground floor and benefits from a dressing room and lovely ensuite bathroom. A downstairs cloakroom, utility room with direct access to the garage and useful storage room concludes the ground floor. To the first floor a spacious landing leads to two further bedrooms both of which have ensuite facilities. This is a truly lovely home.

## Outside

The attractive wrought iron gated entrance leads to a large, graveled driveway which could accommodate many motor vehicles. There is a large garage with light and power. The internal stairs lead to additional accommodation. There is also a large storage shed and side pedestrian access to the lovely private rear garden.

Magical. Beautifully planted borders with meandering paths leading to a number of seating areas. Perfect to perhaps, enjoy a peaceful afternoon reading a book. The main entertaining terrace is adjacent to the back of the orangery. A curved area of lawn just finishes this garden off beautifully.

## Location

Haddenham is a thriving Buckinghamshire village situated between Thame and Aylesbury. The village facilities include a range of shops health centre, dentist, library, gym, vet, community centre, restaurants, post office, cafes and public houses. The historic market town of Thame is just three miles away and offers more extensive facilities including a sports centre, shops, supermarkets and a weekly open-air market. For the commuter Haddenham and Thame Parkway provides a regular service to London, Marylebone and Oxford (around 40 minutes and 30 minutes, respectively). Junctions 7 & 8 of the M40 provide good access to London Heathrow and Birmingham Airports. There is excellent schooling in the area both in the public and private sectors as well as many countryside walks and bridleways to be enjoyed nearby.

**Post code for SatNav: HP17 8BG**

## Mortgage

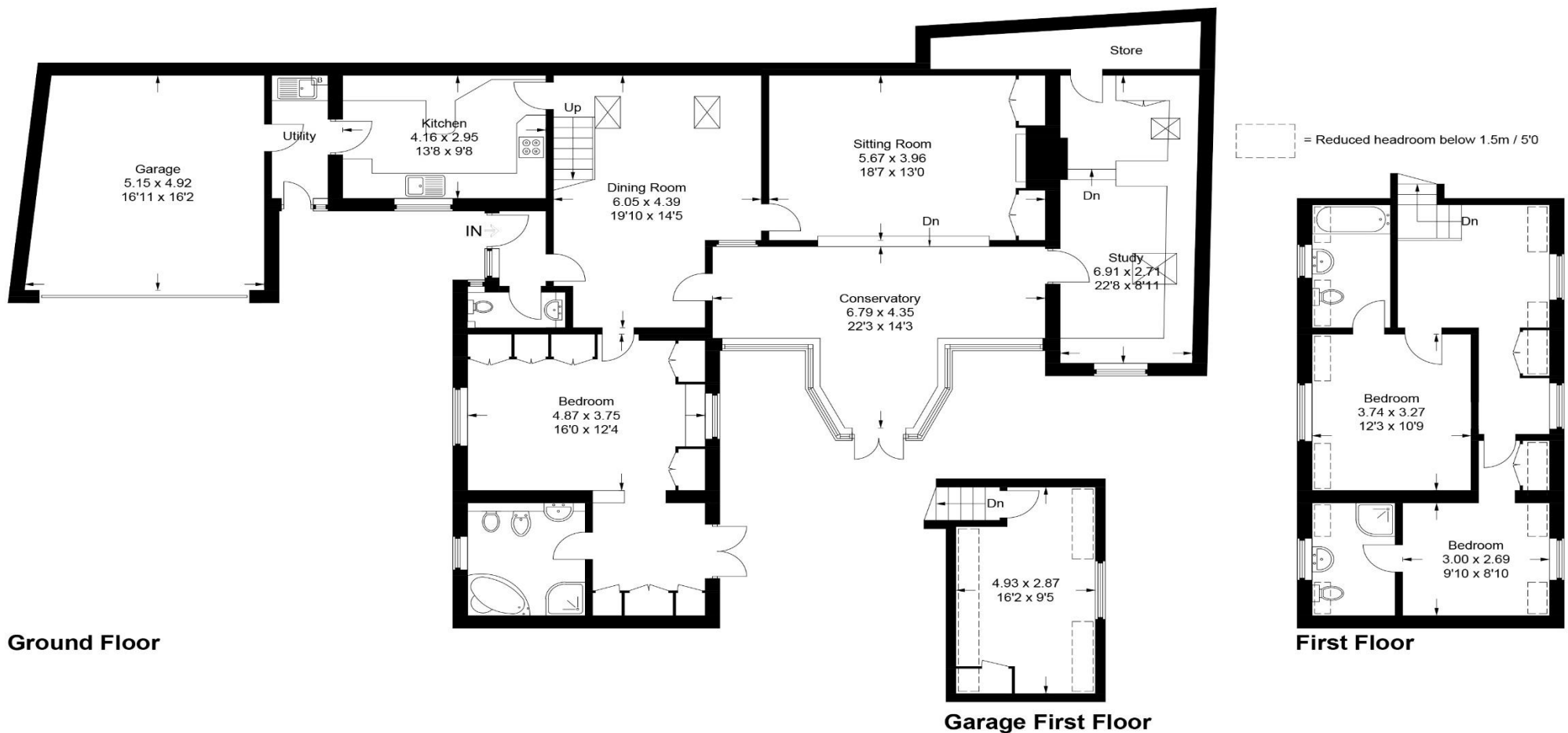
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

## Additional Information

- **Council Tax Band - F**
- **EPC Rating – D**
- **Services –** Mains electricity, water, drainage and gas fired central heating
- **Local Authority –** Buckinghamshire County Council
- **Tenure - FREEHOLD**

Ref: TH/3179





**Ground Floor**

**Garage First Floor**

**First Floor**

## Minstral Cottage

Approximate Gross Internal Area  
 Ground Floor = 173.5 sq m / 1,867 sq ft (Including Garage)  
 First Floor = 48.3 sq m / 520 sq ft  
 Garage First Floor = 14.5 sq m / 156 sq ft  
 Total = 236.3 sq m / 2543 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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