



COTTS FIELD  
HADDENHAM

**TIM RUSS**  
& COMPANY



## COTTS FIELD, HADDENHAM, BUCKS, HP17 8NN

This beautifully presented, five-bedroom family home is ideally positioned just a short walk from Haddenham & Thame Parkway, local amenities and schooling.

**GUIDE PRICE £665,000**



## The Property

Having been extended and improved by the current owners, the home is offered to the market in excellent order throughout and must be viewed to be fully appreciated. To the ground floor there is a generous sitting room, boasting a dual aspect to the front and rear with French doors opening to the garden. The kitchen, both spacious and bright is fitted with an excellent range of wall and base units with integrated appliances. There is an abundance of space in this room allowing the family to coordinate both a dining and family area without compromise. Completing the ground floor is a cloakroom and utility room, with space for both washing machine and tumble dryer.

The principal bedroom is located on the first floor and boasts an array of fitted wardrobes, with a delightful hidden entrance to the en-suite. Complete with walk in shower and freestanding bathtub within a private and cosy setting, this is a great place to unwind. Two further bedrooms and the family bathroom complete the first floor. To the converted second floor where you find two further double bedrooms, both fitted with dual aspect velux windows ensuring plenty of natural light throughout the day.

## Outside

Outside, the garden has been meticulously landscaped by the owners with a central lawn section encompassed by an extensive patio terrace and selection of raised beds,

well stocked with a variety of colourful plants and shrubs. The patio terrace provides an ideal spot for al-fresco dining. There is a detached, single garage with up and over door and courtesy door to the garden. The garage benefits from power and light with additional storage in the eaves whilst the driveway to the front provides off-road parking for two vehicles.

## 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 8NN**

## Mortgage

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

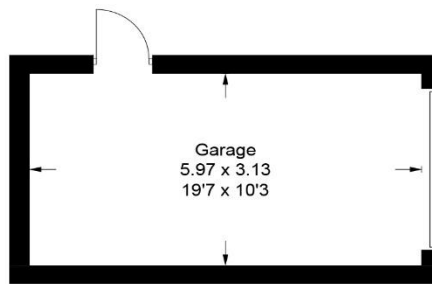
## Additional Information

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

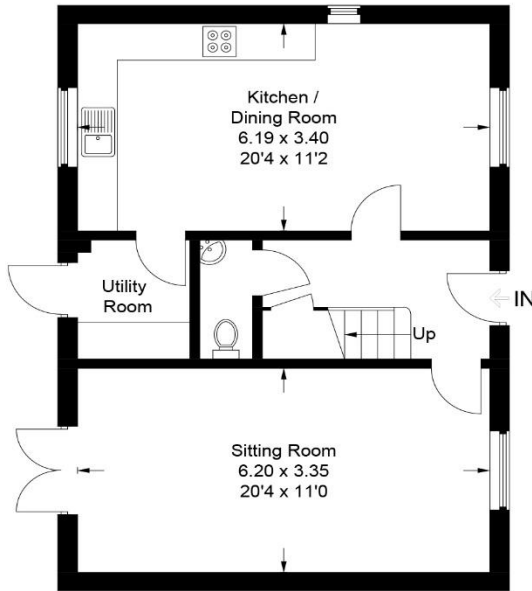
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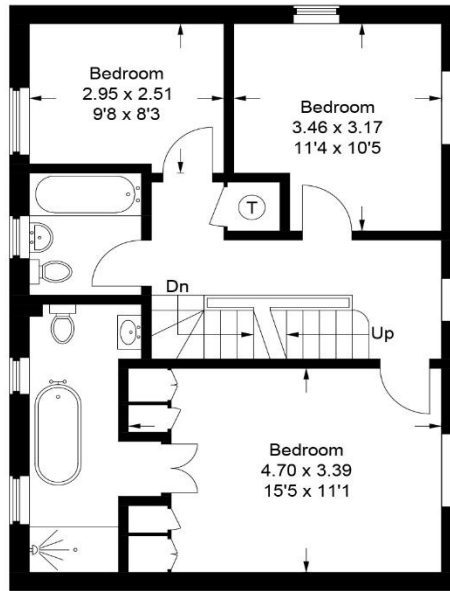
 = Reduced headroom below 1.5m / 5'0



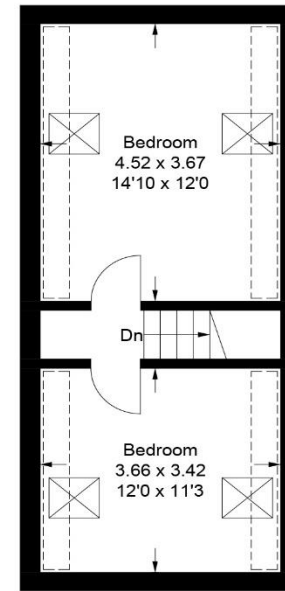
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Second Floor

## 11 Cotts Field

Approximate Gross Internal Area  
 Ground Floor = 56.7 sq m / 610 sq ft  
 First Floor = 56.2 sq m / 605 sq ft  
 Second Floor = 32.8 sq m / 353 sq ft  
 Garage = 18.9 sq m / 203 sq ft  
 Total = 164.6 sq m / 1,771 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		93
<b>A</b>		
(81-91)	83	
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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