



THE CROFT
HADDENHAM BUCKINGHAMSHIRE

TIM RUSS
& COMPANY



HAPPY COTTAGE THE CROFT HADDENHAM BUCKINGHAMSHIRE

A BEAUTIFULLY PRESENTED DETACHED
FOUR BEDROOM PERIOD HOME LOCATED
IN THE HEART OF THIS HIGHLY REGARDED
VILLAGE

GUIDE PRICE £620,000



The Property

Happy Cottage in Haddenham is a beautifully presented four-bedroom detached Grade II Wychert part thatched home. This charming cottage just offers a wealth of character features including honey combed ceiling beams, an attractive inglenook fireplace housing a wood burning stove and stunning oak latched internal doors.

The entire internal layout is very adaptable with accommodation flowing over three floors. The kitchen is beautifully appointed with a hand built shaker style kitchen /breakfast room with integrated appliances. The sitting room enjoys a dual aspect with a stunning open fireplace.

A recently constructed garden/dining space has a lovely glass atrium with views of the garden and a mezzanine floor, ideal as a child's den. A useful utility room and downstairs cloakroom concludes the ground floor.

To the first floor two bedrooms and a beautifully appointed bathroom are accessed from the large landing, with two further bedrooms, a shower room and a study located to the second floor.

This lovely cottage has so much to offer.

Outside

Driveway parking for one motor vehicle will be at the front of the cottage. There is a paved area to the side of the cottage a perfect area for outside table tennis. There is gated access to the rear garden. The garden has a south-westerly aspect and is laid predominantly to lawn, with

beautifully planted borders. A large, paved area adjacent to the garden/dining space is just perfect for entertaining. Happy Cottage is located within the very heart of this top village with very little passing traffic and is within a stroll of all village amenities.

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.

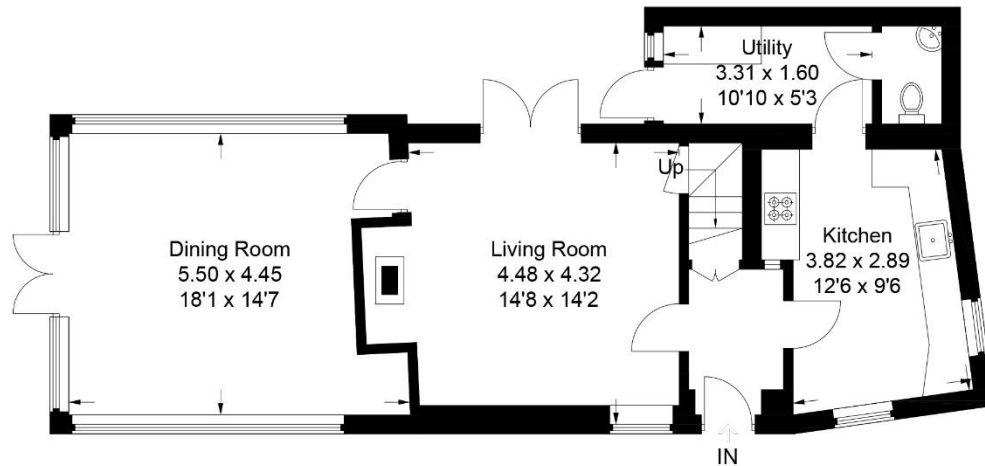
Post code for SatNav: HP17 8AS

Additional Information

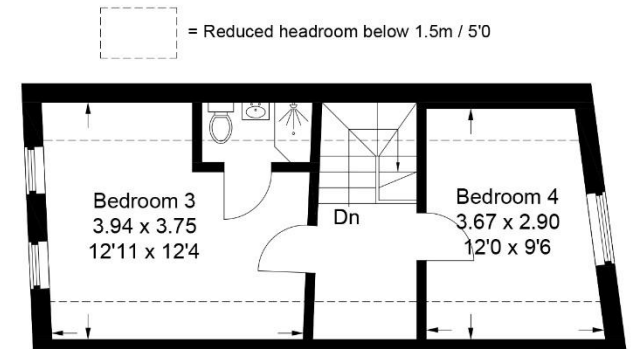
- **Council Tax Band - D**
- **EPC Rating – D**
- **Services** – Mains electricity, water, drainage and gas fired central heating
- **Local Authority** – Buckinghamshire County Council
- **Tenure - FREEHOLD**

Ref: TH/3302

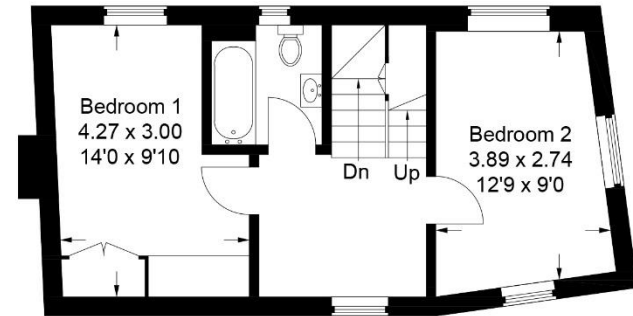




Ground Floor



Second Floor



First Floor

Happy Cottage, 9 The Croft, Haddenham, HP17 8AS

Approximate Gross Internal Area
 Ground Floor = 69.2 sq m / 745 sq ft
 First Floor = 36.2 sq m / 389 sq ft
 Second Floor = 32.0 sq m / 344 sq ft
 Total = 137.4 sq m / 1,478 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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