



SEPTEMBER COTTAGE
HADDENHAM

TIM RUSS
& COMPANY



SEPTEMBER COTTAGE TOWNSIDE HADDENHAM, BUCKS

A most attractive and charming three bedroom detached cottage, which has been sympathetically extended, situated in this favoured residential road.

GUIDE PRICE £615,000



The Property

This beautiful cottage is located in a sought after residential area in the heart of Haddenham village. September Cottage benefits from occupying a generous size plot. This cottage is full of character, it exudes charm and includes many original features including exposed beams. It has been maintained and decorated throughout. In brief the accommodation comprises: an entrance hall with stairs leading to the first floor and access to the ground floor bathroom, a pretty sitting room with decorative stove, a separate dining room, and superbly fitted kitchen. On the first floor landing is a built in storage cupboard, a master bedroom with spacious dressing room, plus two further bedrooms and a separate WC.

Outside

The property has the benefit of a pretty rear garden with attractive wall and fencing providing a high degree of privacy. The generous area of lawn is approached via secure double gates onto a gravelled area. This provides parking facilities and access to the single detached garage which has light and power. The garden is laid to lawn with three sunny paved relaxation areas perfect for outdoor entertaining and al fresco dining.

Location

Haddenham is a thriving Buckinghamshire village situated between Thame and Aylesbury. The village facilities include a range of shops, health centre, dentist, library, vet, community centre, restaurants, post office, gym, 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 and supermarkets. For the commuter Haddenham and Thame Parkway provides a regular service to London, Marylebone (around 40 minutes). 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

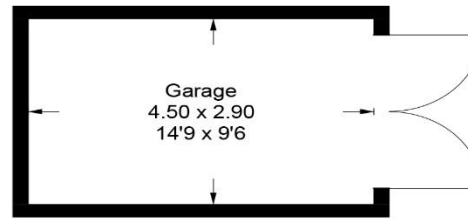
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Additional Information

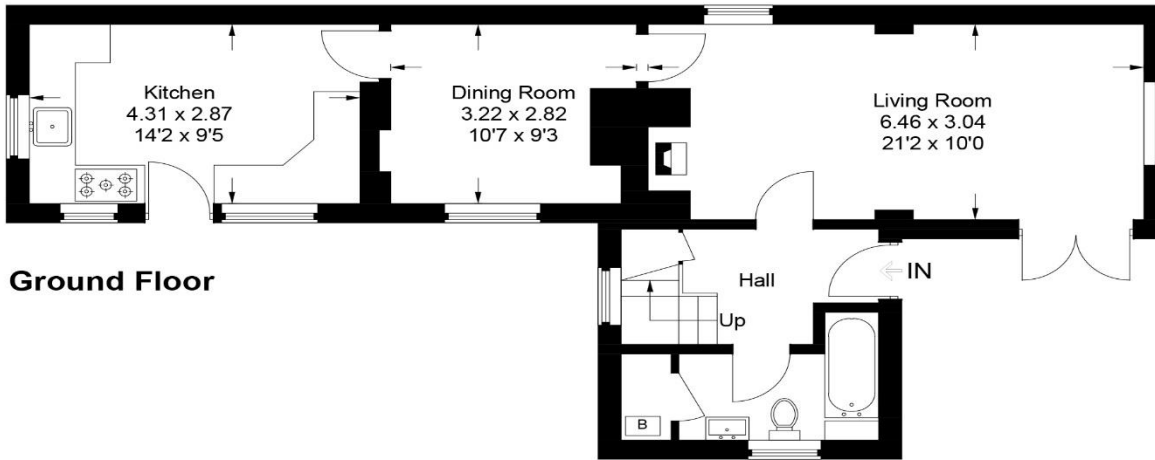
- **Council Tax Band - E**
- **EPC Rating – C**
- **Services** – Mains electricity, water, drainage and gas fired central heating
- **Local Authority** – Buckinghamshire County Council
- **Tenure - FREEHOLD**

Ref: TH/3310

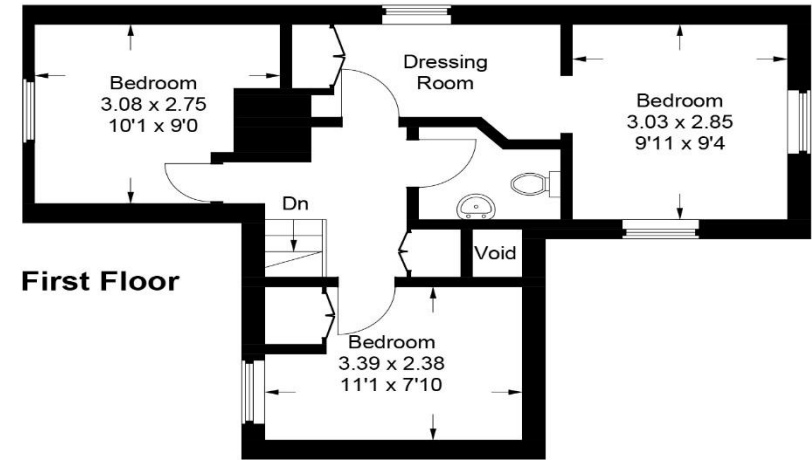




(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

September Cottage

Approximate Gross Internal Area
 Ground Floor = 54.3 sq m / 584 sq ft
 First Floor = 39.9 sq m / 429 sq ft
 Garage = 13.0 sq m / 140 sq ft
 Total = 107.2 sq m / 1,153 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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