



SUNNYSIDE TOWNSEND
HADDENHAM BUCKINGHAMSHIRE

TIM RUSS
& COMPANY



10 TOWNSEND HADDENHAM BUCKINGHAMSHIRE

HIDDEN GEM ON A FANTASTIC PLOT,
WITH OODLES OF POTENTIAL
SUBJECT TO PLANNING

GUIDE PRICE £575,000



The Property

Location, Location, Location! A fabulous three bedroomed detached cottage which is a real hidden gem and has been in the same family for over 100 years. It does now require significant updating but has oodles of potential and scope to extend STPP.

The cottage is in a wonderful setting, tucked away at the back of the Green. On the ground floor of this charming home, we have the following accommodation currently. Entrance hall with stairs to first floor and access to two reception rooms. Both with bay windows facing the front aspect, one of which has a chimney stack so there maybe an opportunity to have a wood burner if required. From here you enter a small inner hallway with door to kitchen/breakfast room with a range of fitted units and views of the rear garden. A shower room, separate cloakroom and conservatory concludes the ground floor accommodation.

The first floor consists of a master bedroom with nighttime vanity basin and wc, plus two further double bedrooms.

This rare gem offers potential to both update and extend subject to obtaining planning permissions.

Outside

Superb grounds laid predominately to lawn with a mixture of mature plants and trees. A greenhouse, garage/outbuilding offers excellent storage. The garden is completely enclosed.

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.

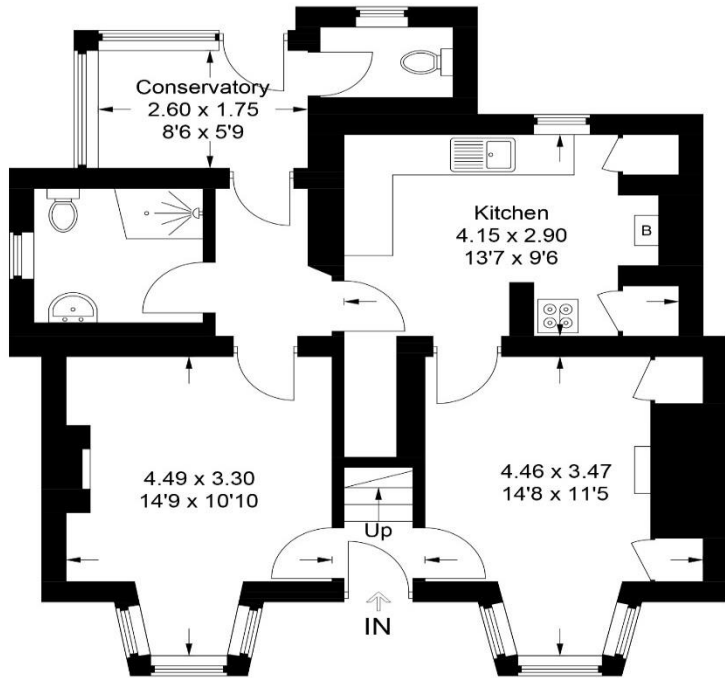
Post code for Sat Nav: HP17 8JW

Additional Information

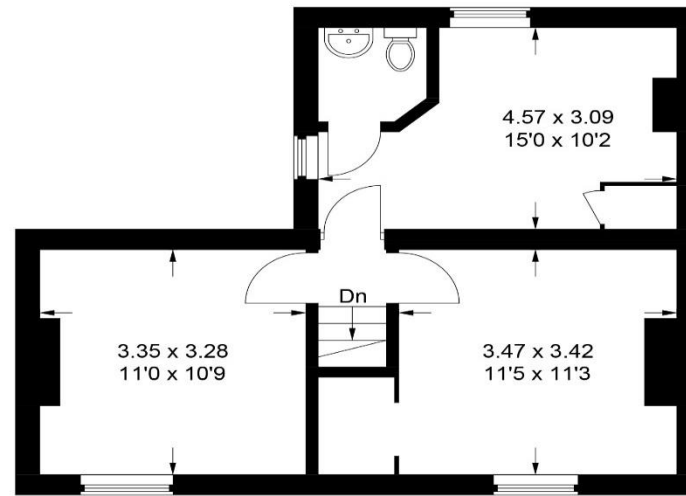
- **Council Tax Band** - F
- **EPC Rating** – F
- **Services** – Mains electricity, water, drainage and gas fired central heating
- **Local Authority** – Buckinghamshire County Council
- **Tenure** - FREEHOLD

Ref: TH/3111

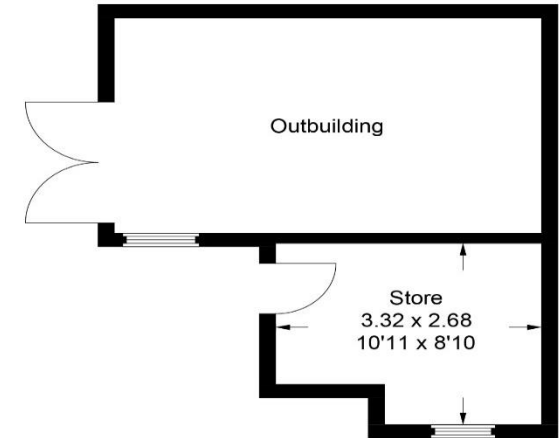




Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

10 Townsend

Approximate Gross Internal Area (Excluding Outbuilding)

Ground Floor = 61.0 sq m / 656 sq ft

First Floor = 41.1 sq m / 442 sq ft

Store = 8.1 sq m / 87 sq ft

Total = 110.2 sq m / 1,185 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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