



COTTLAND CLAY
HADDENHAM BUCKINGHAMSHIRE

TIM RUSS
& COMPANY



2 COTTLAND CLAY HADDENHAM BUCKINGHAMSHIRE

AN IMMACULATE THREE BEDROOM
HOME WHICH HAS BEEN
BEAUTIFULLY TRANSFORMED BY
THE PRESENT OWNERS.

GUIDE PRICE £415.000



The Property

An immaculate three-bedroom family home which has been updated by the present owners and is located in a quiet cul-de-sac with lovely green views to the rear. This home is both light and spacious throughout.

The entrance hall leads to the inner lobby which in turn allows access to both the sitting dining room and the kitchen. Special note must be made of the beautifully appointed kitchen with a generous range of fitted base and wall units complimented with an attractive worktop and fitted appliances and enjoys views of the rear garden. The living room is so light and there is plenty of room for a good size dining table. The rear inner hall takes you out to the rear garden. A useful cloakroom concludes the ground floor.

To the first floor are three spacious bedrooms and a beautifully appointed bathroom with the added bonus of a walk in shower as well as a bath.

This is a super family home.

Outside

To the front of the property is driveway parking for several motor vehicles. Now for a bonus. The rear garden has a super home office/ study with power and light. The remainder of the space is terraced and is perfect for entertaining

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 8JQ

Mortgage

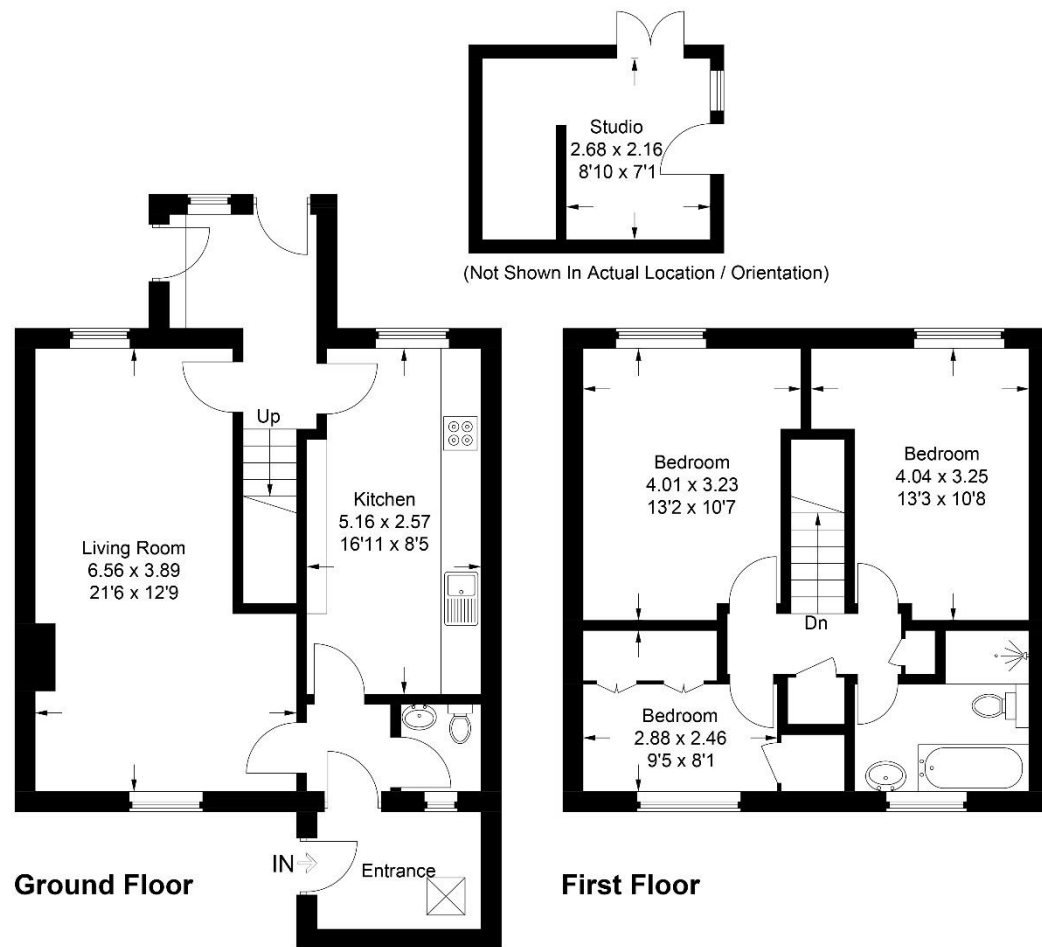
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Additional Information

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

Ref: TH/3312





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Approximate Gross Internal Area
 Ground Floor = 53.7 sq m / 578 sq ft
 First Floor = 43.9 sq m / 472 sq ft
 Studio = 9.2 sq m / 99 sq ft
 Total = 106.8 sq m / 1,149 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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112 High Street, Thame, Oxon OX9 3DZ

T: 01844 217722

E: thame@timruss.co.uk

www.timruss.co.uk

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& COMPANY