



37 DOLLICOTT  
HADDENHAM BUCKINGHAMSHIRE

**TIM RUSS**  
& COMPANY



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HADDENHAM  
BUCKINGHAMSHIRE**

**TUCKED AWAY IN A TOP POSITION  
WITHIN THIS EXCEPTIONAL VILLAGE  
A CHARMING TWO BEDROOM HOME  
WITH DRIVEWAY PARKING**

**GUIDE PRICE £450,000**



## The Property

A charming two/three bedroom home located in arguably one of the best locations in the village of Haddenham; just a few minutes stroll from the village centre, yet in a quiet and pretty location. This property is offered to the market in lovely order throughout and has the added bonus of no onward chain. The spacious hallway leads to all the accommodation on the ground floor with the exception of the sunroom. The sitting room is of a good size and has a feature flame effect electric stove. There are sliding glazed doors to the conservatory which in turn leads to the rear garden. The kitchen is well appointed with shaker style floor and wall units, space for a breakfast table, cooker and white goods. This area is beautifully bright with large windows and back door providing extra light.

Special mention must be made of the large, bright ground floor principal bedroom which is situated to the front of this home. One could even add an ensuite or a large range of fitted wardrobes into the recess if required. The bathroom is well appointed with a separate shower cubicle. A second bedroom/snug concludes the accommodation to the ground floor. To the first floor the stairs case leads directly into a bedroom/studio with a large dormer window enjoying views over the garden and beyond.

## Outside

The gardens are private and are currently hard landscaped with paved and graveled areas along with planted borders. There is a further area to the side which could easily be incorporated with the rear space. To the



front is driveway parking for several vehicles and a further beautifully planted border.

This is an exceptional home in a top location.

## 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 8JL**

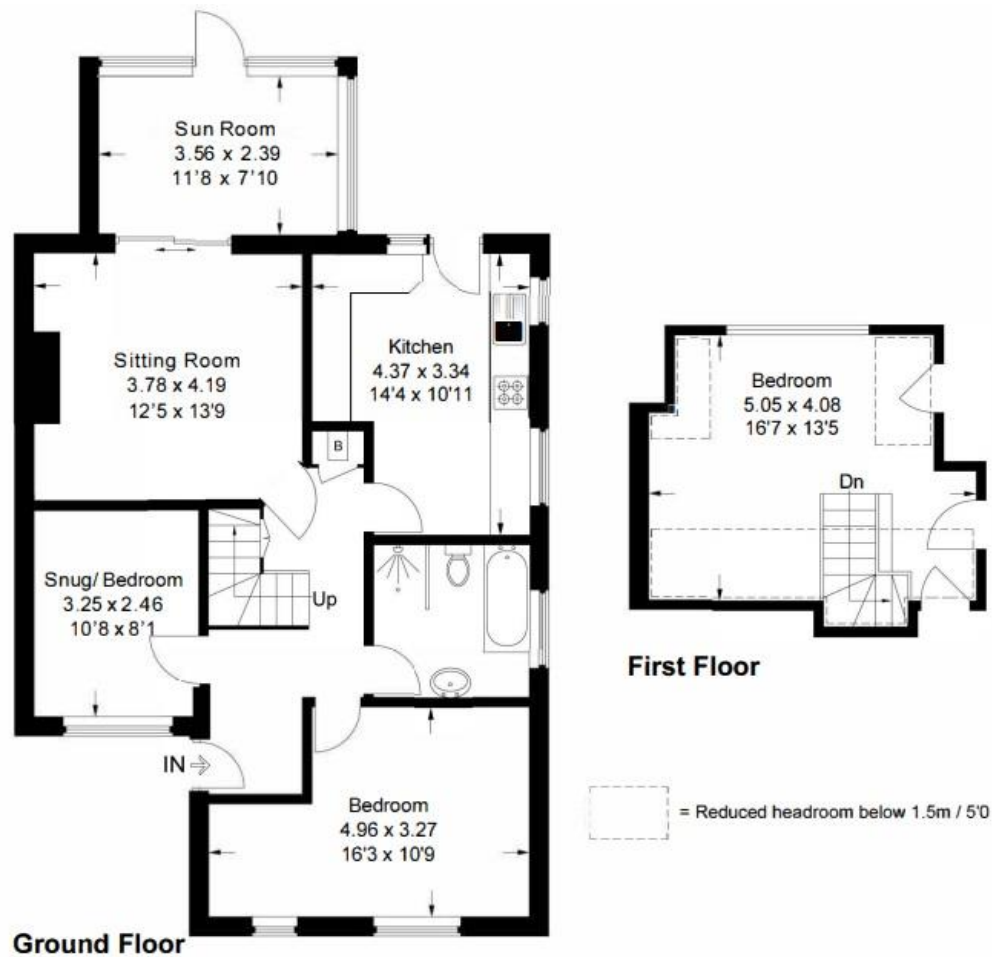


## Additional Information

- **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/3006





Ground Floor

First Floor

= Reduced headroom below 1.5m / 5'0

### 37 Dollicot

Approximate Gross Internal Area  
 Ground Floor = 80.6 sq m / 867 sq ft  
 First Floor = 19.4 sq m / 209 sq ft  
 Total = 100.0 sq m / 1,076 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](http://www.timruss.co.uk)

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 & COMPANY