



7 Cotts Field

| Haddenham | Buckinghamshire | HP17 8NN



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Welcome to this stunning property located in the village of Haddenham, Aylesbury. This modern detached house boasts an impressive 3 reception rooms, 4 bedrooms and 2 bathrooms, there is ample space for the whole family to enjoy. Whether you are looking for a family home with plenty of room to grow, or a spacious property to host gatherings and create lasting memories, this house has it all and is surrounded by fields and a number of play areas. Don't miss out on the opportunity to make this house your home in the charming village of Haddenham.

Offers in the region of £685,000

## Haddenham

Haddenham is situated approximately 3 miles from Thame, and boasts the Haddenham & Thame Parkway rail station with a direct link to Marylebone walking distance of around 4 minutes. The village Church, of Norman origin, is stunning and is dedicated to St Mary the Virgin with a quaint duck pond situated to the front adding to the beautiful village atmosphere. There is also a Roman Catholic Church and Baptist and Methodist Chapels. Haddenham is served by Haddenham Community Infant School, Haddenham Junior School and the Haddenham St Mary's Church of England School, in the catchment area for Lord Williams in Thame, Princes Risborough Upper School and the Aylesbury Grammar schools. The Village has a Morrisons and Co-op convenient store, a baker, cafes, a greengrocer, a hairdresser's, a garden centre and some smaller retailers. There are village inns and restaurants.

## Local Authority

Buckinghamshire Council

## Services

All main services available

## Council Tax

Band G

## Entrance Hallway

Enter through the front door into entrance hall. There are doors leading to the Living Room, Study, Cloakroom, Kitchen and stairs rising to the first floor.



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- Haddenham
- Garage and Driveway For Two Cars
- Ensuite To Master Bedroom
- Walking Distance To Train Station
- Detached Home
- Amazing Order Throughout
- Three Reception Rooms
- Viewings Highly Recommended

#### Living Room

The Living Room consists of a large window to the front aspect, carpet laid to the floor, a wall mounted radiator, ceiling lighting and plenty of space for other living room furniture.

#### Study

The Study can be a room of choice currently used by the current owners as a playroom for the children. The room consists of a large window to the front aspect, fitted blinds, wood effect flooring, a wall mounted radiator and ceiling lighting. There is space for a range of office furniture or other furniture of choice.

#### Cloakroom

The three piece Cloakroom consists of a low level WC, a basin with mixer tap and a wall mounted radiator.

#### Kitchen

This modern Kitchen consists of an island worktop, an inset sink and mixer tap, fridge/freezer, oven, grill, gas stove and extractor and dishwasher. Plenty of base and wall mounted units. Window to rear aspect and french doors to rear garden and patio. Access to Utility, Dining Room and Entrance Hallway.

#### Utility Room

The Utility consists of space for a washing machine and tumble dryer, access to the driveway and side access, a wall mounted radiator and an inset sink with mixer tap.



The property is a short walk away from the local amenities and to Haddenham and Thame parkway station. There are also good transport links via Thame and Aylesbury, which are a short drive away or bus journey. There is direct access by bus or train in around thirty minutes to Oxford with a stop along the route to Bicester village .



**Dining Room**

The Dining Room consists of a wall mounted radiator, a window to the rear aspect, wood effect flooring and a ceiling light. There is space for a range of dining room furniture.

**First Floor Landing**

The First Floor Landing allows access to all four upstairs bedrooms and the family bathroom. Loft access included.

**Master Bedroom**

This Master Bedroom consists of a window to the front aspect, two inset wardrobes, a light to the ceiling, carpet flooring and a wall mounted radiator. Space for a king size bed and other bedroom furniture. Access to the En Suite.

**En Suite**

The En Suite consists of tile effect flooring, partially tiled walls, basin and mixer tap, inset shower unit, a low level WC, a wall mounted radiator and a window to the sky.

**Bedroom**

This Bedroom consists of carpet laid to the floor, a window to the front aspect, wall mounted radiator and a ceiling light. Provides space for a double bed and other bedroom furniture.

**Bedroom**

This bedroom consists of carpet laid to floor, a ceiling lighting, a window to the rear aspect, and a wall mounted radiator. Space for a double bed and other bedroom furniture.

**Bedroom**

This Bedroom consists of a window to the rear aspect, carpet laid to the floor, a ceiling light, wall mounted radiator, fitted wardrobes providing plenty of storage.. Space for a double bed and other bedroom furniture.

**Family Bathroom**

This immaculate Four piece bathroom consists of a ceiling light, tile effect flooring, partially tiled walls, a hand basin, mixer tap, low level WC and fitted bathtub with a shower head attachment, separate inclosed shower cubicle. Window to the rear aspect.

**Garden**

The rear enclosed garden consisting of a good size patio area and pathway leading to the garage and large storage 14ft long shed located behind the garage, built in planters along the rear edge of the garden with a range of plants shrubs and a discreet row of 4 silver birch trees providing complete privacy in the summer months. Artificial grass lawn laid to the remainder and side access to the Garage.

**Garage & Parking**

Single garage to the side of the property with power and light, with a driveway for two vehicles in front.

**Buyer Notes**

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

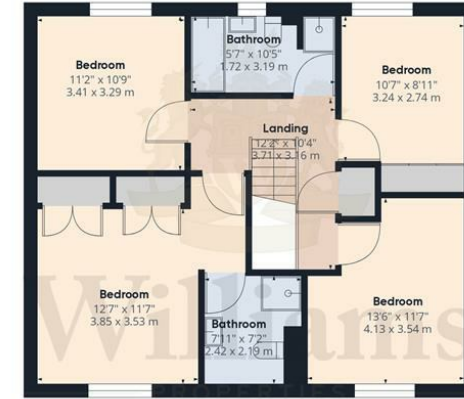
| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |



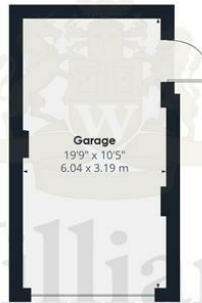
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



**Approximate total area<sup>(1)</sup>**  
1725.77 ft<sup>2</sup>  
160.33 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.