

# THE THATCHED COTTAGE

13 TOWNSEND GREEN, HADDENHAM, BUCKINGHAMSHIRE HP17 8JW



HAMNETT  
HAYWARD

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**A beautiful Grade II listed four bedroom cottage enjoying the most delightful setting overlooking the village green whilst just a short walk of the station for mainline access into London.**

The Thatched Cottage is a stunning Wychert part thatched cottage extended in the later part of the last century and more recently renovated and reconfigured to now offer exceptional family accommodation all set in beautiful mature gardens extending to about 0.25 acres. Ideally located within the conservation area of this highly sought after village, the property overlooks Townsend Green, whilst just a short walk from Haddenham & Thame parkway for a comprehensive service into London Marylebone.

Internally the cottage includes four large receptions including a living room with gas fired stove, beautiful dining room with original inglenook fireplace and refurbished parquet floor, a 15' family room currently used as a large office and a garden room with tiled roof and double doors opening onto the terrace and gardens. The impressive 21' vaulted kitchen located at the rear of the cottage has been reconfigured and refitted with an extensive range of Shaker style storage units, central island and a range of integrated appliances. The kitchen is also served by a utility room. On the first floor the cottage does not disappoint with four lovely bedrooms including a master suite with modern shower room and a beautiful vaulted bedroom to the front aspect. The family bathroom has also been updated and now includes a shower and built-in storage.

The cottage offers much of the original character from its period including exposed beams, restored inglenook fireplace, latched doors and beautiful limed plasterwork which has been carefully restored by the current owners.

Outside and of particular note are the outstanding gardens totalling about a quarter of an acre. Set back from the road, the cottage is approached by beautiful mature gardens and the paved driveway has space for numerous vehicles which in turn provides access to a character detached thatched garage. The rear gardens are laid predominately to lawn extending to approximately 100' in length with a lovely split level terrace and well stocked herbaceous borders and an ornamental pond. Directly behind the garage is a detached 19' studio that has been modernised and insulated to create a wonderful multi-purpose space for hobbies or guests. There is also an original timber and Wychert outbuilding used as a garden store.

“A SUBSTANTIAL 17TH CENTURY PART THATCHED WYCHERT COTTAGE SET IN GLORIOUS GARDENS OF ABOUT QUARTER OF AN ACRE OVERLOOKING TOWNSEND GREEN



## AT A GLANCE

- A beautiful period residence with large mature garden, garage, studio and further outbuilding
- Four receptions, 21' vaulted kitchen and four bedrooms
- Maintained and updated to a very high standard
- Highly sought after village location overlooking Townsend Green
- Lovely location within the old part of the village, just a short walk to the station for London

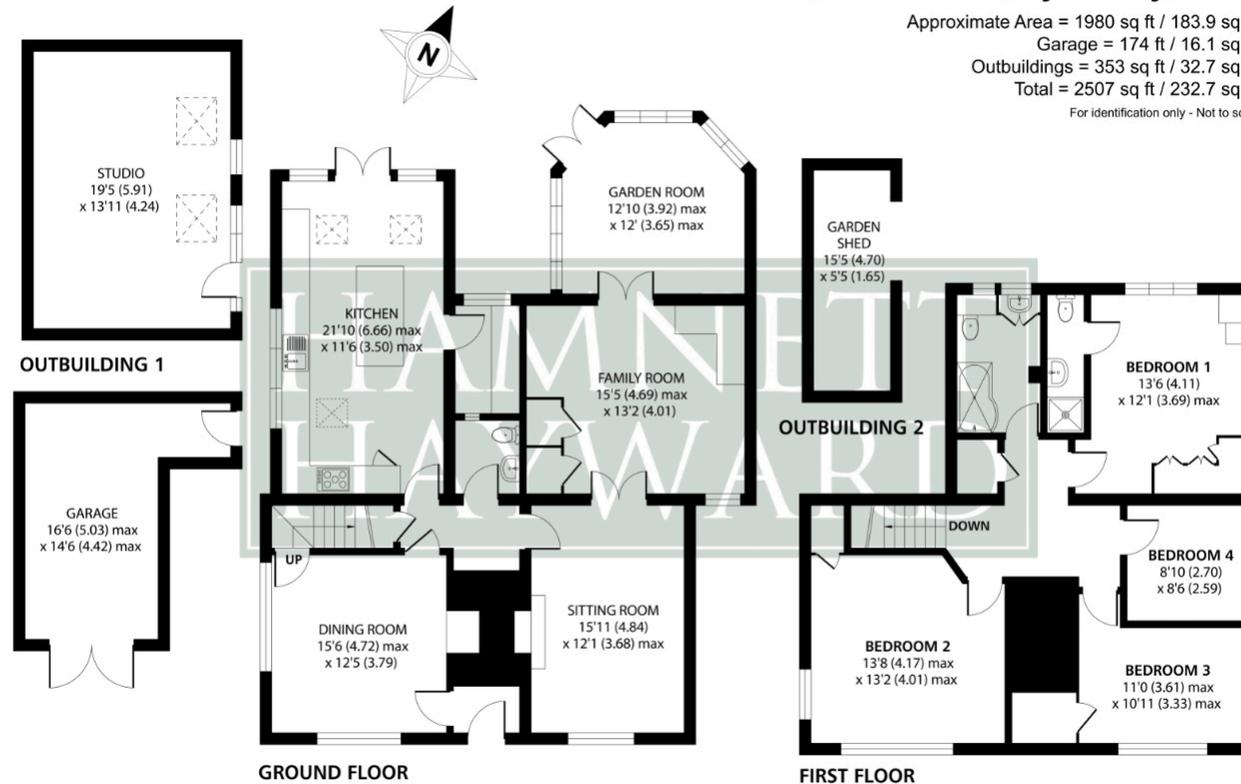


## SUMMARY

- Cloakroom
- Living room with fireplace
- Dining room with inglenook fireplace
- Family room
- Garden room
- Vaulted kitchen
- Utility room
- Master bedroom with en-suite shower room
- Three further bedrooms
- Family bathroom
- Detached garage
- Modern insulated studio
- Further outbuilding
- Beautiful mature gardens to both front and rear
- Total plot extending to 0.25 acres
- Renovated and maintained to a high standard
- Picturesque village location overlooking Townsend Green
- Within walking distance of station for a comprehensive service into London
- London Marylebone in just 37 minutes

## Townsend, Haddenham, Aylesbury, HP17

Approximate Area = 1980 sq ft / 183.9 sq m  
 Garage = 174 sq ft / 16.1 sq m  
 Outbuildings = 353 sq ft / 32.7 sq m  
 Total = 2507 sq ft / 232.7 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hamnett Hayward Ltd. REF: 1116472

## LOCATION

Haddenham is a beautiful Buckinghamshire village located just 3 miles from the Oxfordshire town of Thame and seven miles from Aylesbury. Several times winners of 'Village of the Year' in their region, Haddenham is the largest of the four Wychert villages in Bucks. Wychert is the name given to the mud and wattle walls that are a common sight in the village. Haddenham is also famous for its ponds and was the original breeding ground for the Aylesbury duck. There are a comprehensive range of amenities in the village including a post office, two public houses, a parade of shops and a popular garden centre and farm shop. For schooling, three reputable primary schools are located in the village with a regular bus service provided for all three Aylesbury grammar schools. The private sector is also catered for with Ashfold School in nearby Dorton. In addition the commuter is well catered for with a railway station in the village and a short walk from the property, providing regular direct line services to London, Marylebone (from 37 mins) or Birmingham. For motorists, the M40 (junction 6) is about nine miles away. A regular bus service through the village goes to Aylesbury, Thame and Oxford for larger department stores or further amenities.

## ADDITIONAL INFORMATION

**Services:** Mains water, Gas & Electricity

**Heating:** Gas fired central heating to radiators

**Energy Rating:** N/A Listed building

**Local Authority:** Buckinghamshire County Council

**Postcode:** HP17 8JW

**Council Tax:** Band G

**Tenure:** Freehold



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