

# IVY COTTAGE

4 FORT END, HADDENHAM, BUCKINGHAMSHIRE HP17 8EJ



HAMNETT  
HAYWARD



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**A beautiful detached two bedroom period home enjoying a picturesque location in the heart of the village**

A most attractive period detached cottage forming part of the picturesque Fort End green featuring a distinct Flemish bond brick facade and pretty courtyard approach.

In more recent years the cottage has been thoughtfully restored and updated to now offer high quality accommodation including a 18'10" Living/Dining room complete with log burning stove, built-in shelving and a solid oak floor which in turn leads to a bespoke 9'2" x 8'7" kitchen fitted with a shaker style range of timber base and wall units with timber worktops and integrated appliances including: dishwasher, fridge/freezer and range oven with extractor hood over.

On the first floor the cottage features two stylish bedrooms served by a contemporary bathroom suite featuring a vanity unit and bath with separate thermostatic shower over. The first floor also features a laundry cupboard with plumbing and space for both a washing machine and dryer.

Outside the cottage is approached via a cobbled courtyard with raised border and bin/log store. The rear gardens are laid with a low maintenance patio, are enclosed by a mixture of walling and timber fence work and include a timber potting shed.

Ivy Cottage is ideally located within the heart of the village within a short walk of the railway station and local shops

“A MOST ATTRACTIVE DETACHED TWO BEDROOM COTTAGE WITH COURTYARD GARDEN OFFERING A MODERN INTERIOR LOCATED WITHIN A SHORT WALK OF THE MAINLINE RAILWAY STATION”



## AT A GLANCE

- Two bedroom detached period cottage
- Modernised and refurbished to a high standard
- Sitting room with fireplace and inset wood burner
- Shaker style kitchen with timber work surfaces and integrated appliances
- Highly sought after village with a station for access into London Marylebone (under 40 minutes)



## SUMMARY

Modern but traditional kitchen with timber work surfaces and integrated appliances

Beautiful sitting/dining room open fireplace housing wood burning stove

Two bedrooms

Bathroom

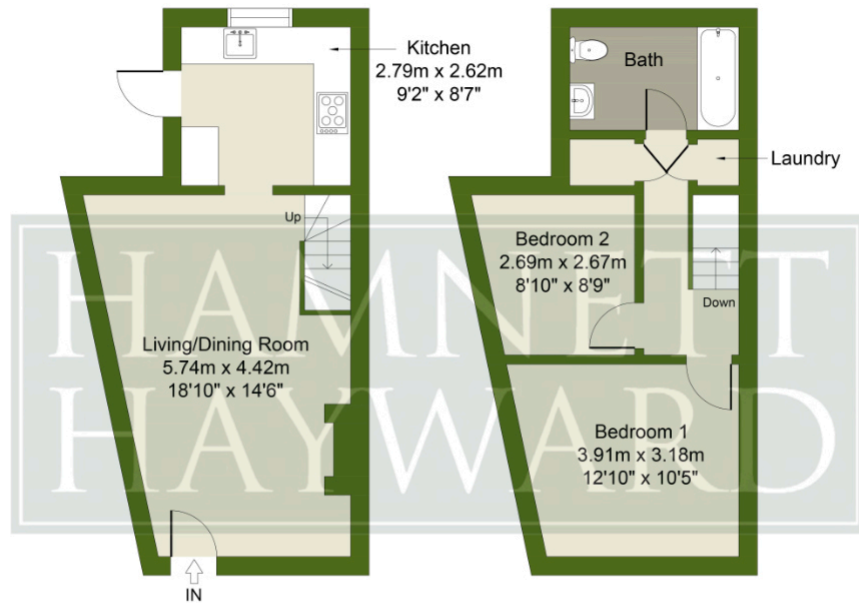
Rear courtyard garden

Gas fired central heating

Highly sought after location within the conservation area of this historic village

Short walk to Thame & Haddenham mainline railway station (London Marylebone in just 37 minutes)

NOT TO SCALE



GROUND FLOOR

FIRST FLOOR

4 Fort End, Haddenham, Buckinghamshire HP17 8EJ

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, system and appliances listed in the specification have not been tested by Hamnett Hayward and no guarantee as to their operating ability or their efficiency can be given.

## 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 & Electricity, mains gas

**Heating:** Gas central heating to radiators

**Energy Rating:** Current D (59) Potential B (84)

**Local Authority:** Buckinghamshire County Council

**Postcode:** HP17 8EJ

**Council Tax Band:** D

**Tenure:** Freehold

GUIDE PRICE £395,000



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