

COBBLERS BARN

6a CHURCH END, HADDENHAM, BUCKINGHAMSHIRE HP17 8AH



HAMNETT
HAYWARD

COBBLERS BARN

6A CHURCH END, HADDENHAM. HP17 8AH

A beautiful three bedroom detached period barn conversion, superbly located overlooking the picturesque village church and duck pond

Originally dating back to approximately the XVI century, this former Cobblers barn has been lovingly restored and extended to provide the most beautiful home. Enjoying the most stunning setting within the heart of the conservation area, this wonderful home is located within the heart of this highly sought after Buckinghamshire village. Internally, the property enjoys the perfect blend of old traditional features, coupled with modern stylish living, including a substantial open plan kitchen/living area extending to 28' in length. Whilst enjoying a peaceful village setting, the station is within a short walk providing a comprehensive service into London Marylebone (under 40 minutes).

On entering the property the entrance hall has a beautiful tiled floor and open to the sitting room, office and Kitchen. A ground floor shower room has been fitted with a well appointed modern suite. The Sitting room is located to the front of the property with a view towards to the church and has retained many original features. Of particular note is the wonderful open plan kitchen, extended to provide an additional sitting area overlooking the rear garden, with stylish aluminium doors opening to an outdoor terrace. The kitchen is fitted with a range of classic shaker style units with white granite work surfaces. A range of integrated appliances include an inset double oven, an induction hob with extractor, a fridge/freezer and dishwasher. To the first floor are three bedrooms and the most stunning family bathroom with shower.

Externally, the property is set back from the pond and road and a shingle driveway provides off street parking for 2/3 vehicles. Gated access opens into a beautiful private rear garden, enclosed by the most stunning old stock brick, stone and wychert wall. The garden enjoys complete seclusion and the most peaceful setting to relax. A paved terrace provides an excellent position for entertaining.

A viewing is highly recommended to appreciate this lovely period gem, offering the prospect of life within a pretty and thriving village, whilst within walking distance of Haddenham & Thame Parkway.

“A RECENTLY EXTENDED AND FULLY REFURBISHED PERIOD BARN, ENJOYING THE MOST PICTURESQUE SETTING OVERLOOKING HADDENHAM CHURCH AND THE FAMOUS DUCK POND”



AT A GLANCE

A recently extended and renovated three bedroom detached period barn
Enjoying the most picturesque setting overlooking Haddenham church and duck pond
A fabulous open plan kitchen/dining/garden room extending to 28' in length
Off street parking, large storage shed and attractive mature West facing gardens
Walking distance from Haddenham & Thame Parkway for access into London, Oxford & Birmingham

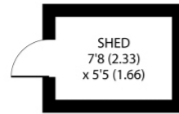


SUMMARY

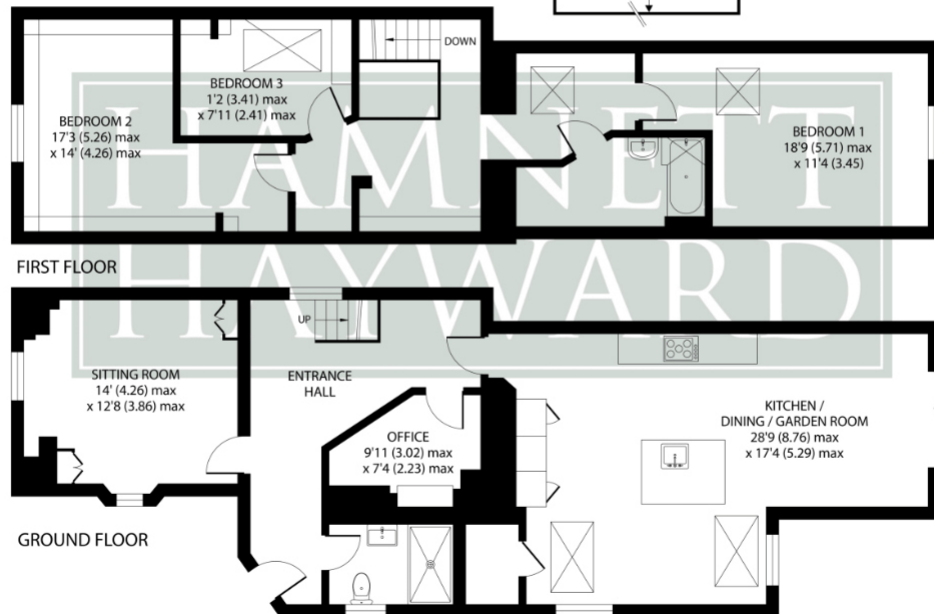
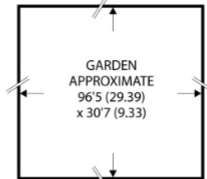
- Entrance hall with tiled floor
- Ground floor shower room
- Sitting room
- Study
- Fabulous open plan kitchen/dining/family room extending to 28' in length
- Well equipped kitchen with integrated appliances
- Three first floor bedrooms
- Family bathroom
- Ample off street parking
- A beautiful walled garden offering complete seclusion
- Landscaped garden with a generous terrace
- Nestled within the most picturesque part of the village overlooking the idyllic church and duck pond
- Recently extended and renovated
- Vacant possession with no onward chain
- Highly sought after village location
- London Marylebone in just 37 minute
- Reputable local schools

Church End, Haddenham, Haddenham, HP17

Approximate Area = 1659 sq ft / 154.1 sq m
 Outbuilding = 42 sq ft / 3.9 sq m
 Total = 1701 sq ft / 158 sq m
 For identification only - Not to scale



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hamnett Hayward Ltd. REF: 1347966

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, two coffee shops, 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 (under 40 minutes) 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

Energy Rating: Current E (72) Potential C (80)

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP17 8AH

Council Tax Band: F

Tenure: Freehold

GUIDE PRICE £895,000



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