



7 Dollicott
Haddenham
Buckinghamshire, HP17 8JL

Guide Price £450,000

RB REASTON BROWN

A Three-Bedroom Family Home, With Private Enclosed Garden. All Within Walking Distance of the Village Shops and Convenient Access to Thame and Haddenham Parkway. No Onward Chain

Upon entering, the hallway provides access to a useful storage cupboard before opening into the dining room, a bright and versatile space at the front of the house with stairs rising to the first floor. The kitchen is well-appointed with neutral wall and base units alongside space for appliances.

The sitting room spans the rear of the property, providing a spacious and comfortable area for relaxation, featuring a gas-fire. Sliding glazed doors lead seamlessly to the rear garden.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom overlooks the garden. The second double bedroom enjoys a front aspect, while the third bedroom is ideal as a single room or study. The family bathroom is fitted with a bath and shower over, vanity basin and WC.

Outside, the enclosed rear garden offers a low-maintenance setting with a large, paved terrace ideal for entertaining, mature planted borders, garden lighting, and a timber shed. The front garden is mainly laid to lawn with hedgerow borders, with driveway with ample parking leading to the garage.

This property represents an excellent opportunity for those wishing to create a home tailored to their own requirements in a well-regarded location with countryside on the doorstep and convenient access to Thame and Haddenham Parkway. EPC:-D Council Tax Band: D Freehold. Next door neighbour right of access point to the front garden, by foot.

Situation

Haddenham is a beautiful and historical Buckinghamshire village only six miles, from Aylesbury and just three miles from the market town of Thame.

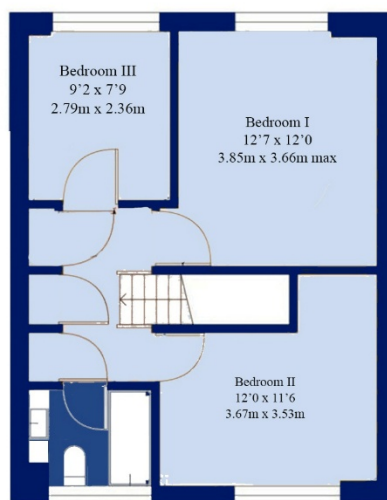
Haddenham is well known for its well-preserved period properties, including the 14th century St Mary's Church, and the famous Duck Pond, Haddenham really is a picturesque village. There is a thriving community, with numerous social and cultural events taking place throughout the year. The village has a comprehensive range of amenities including a parade of shops, a popular coffee shop, farm shop, garden centre, a boutique fitness centre and much more.

Haddenham also has several sports clubs, tennis, football and cricket and various recreational grounds. For schooling, there are reputable primary schools in the village with a regular bus service provided for all three Aylesbury Grammar Schools. The commuter is also well catered for with a railway station in the village providing regular direct line services to London Marylebone (from 38mins) or Birmingham. For motorists, the M40(J8A) is approximately nine miles away. A regular bus service through the village goes to Aylesbury, Thame, and Oxford for larger departmental amenities.

The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor







Approx. Gross Internal Floor Area 1035 Sq Ft - 96.18 Sq M
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All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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