

# BELL COTTAGE

17 CHURCH END, HADDENHAM, BUCKINGHAMSHIRE HP17 8AE



HAMNETT  
HAYWARD

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**A character Grade II listed three bedroom cottage with mature walled garden and garage/workshop**

Bell Cottage is a quintessential Grade II listed period home, enviably positioned in an idyllic setting overlooking the village green, pond and church. Dating back to the 16th century, this charming cottage is constructed of natural stone with rendered elevations beneath a traditional clay peg tiled roof, and retains a wealth of character features including exposed beams, timbers and striking fireplaces. Despite its peaceful setting, the property is conveniently located within walking distance of village amenities and less than a mile from the mainline railway station, offering fast connections to London and Birmingham.

The beautifully presented accommodation is rich in character, with a series of beamed reception rooms that perfectly reflect the cottage's heritage. The principal sitting room is particularly impressive, centred around an inglenook fireplace with wood-burning stove, creating a warm and inviting focal point. A generous kitchen/dining room is fitted with an attractive range of Shaker-style units, ideal for both everyday living and entertaining. There is also a separate dining room and further reception room, currently arranged as a music room, offers excellent versatility. To the first floor, the property continues to impress with three well-proportioned double bedrooms, two of which feature vaulted ceilings enhancing the sense of space and charm. The principal bedroom benefits from a modern en-suite shower room and built-in wardrobes, while the remaining bedrooms are served by a stylish family bathroom.

Outside, the rear garden enjoys a high degree of privacy and is enclosed by traditional Wychert walls, creating a wonderfully secluded setting. A paved terrace extends across the rear of the cottage, ideal for al fresco dining and entertaining, with the remainder laid to lawn and complemented by mature shrubs and well-stocked borders. To the side, an attached garage/workshop is accompanied by a private driveway and additional parking. A charming courtyard garden to the front further enhances the setting, along with delightful views across the green towards the church.

Character homes in such a prime position on Haddenham Green are rarely available, and Bell Cottage represents a unique opportunity to acquire a truly special home of considerable charm and historic appeal. Viewing is highly recommended to fully appreciate both the accommodation and its exceptional setting.

“THE QUINTESSENTIAL CHARACTER GRADE II LISTED COTTAGE SITUATED IN AN IDYLIC SETTING ON THE VILLAGE GREEN WITH VIEWS TOWARDS THE CHURCH AND POND”



## AT A GLANCE

- Three bedroom character cottage in outstanding setting on the village green
- Generous kitchen/breakfast room and three character receptions
- Mature Wychert walled gardens, garage/workshop and off street parking
- Character throughout including fireplaces, exposed timbers and latch doors
- Prime location within the old part of the village



## SUMMARY

- Entrance hall
- Sitting room
- Music room/snug
- Dining room
- Kitchen/breakfast room
- Master bedroom with en-suite shower room
- Two further double bedrooms
- Bathroom
- Garage with workshop area
- Off street parking
- Mature walled garden
- Stunning setting located on the picturesque village green
- Excellent communications including easy access to Haddenham & Thame Parkway

## 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.

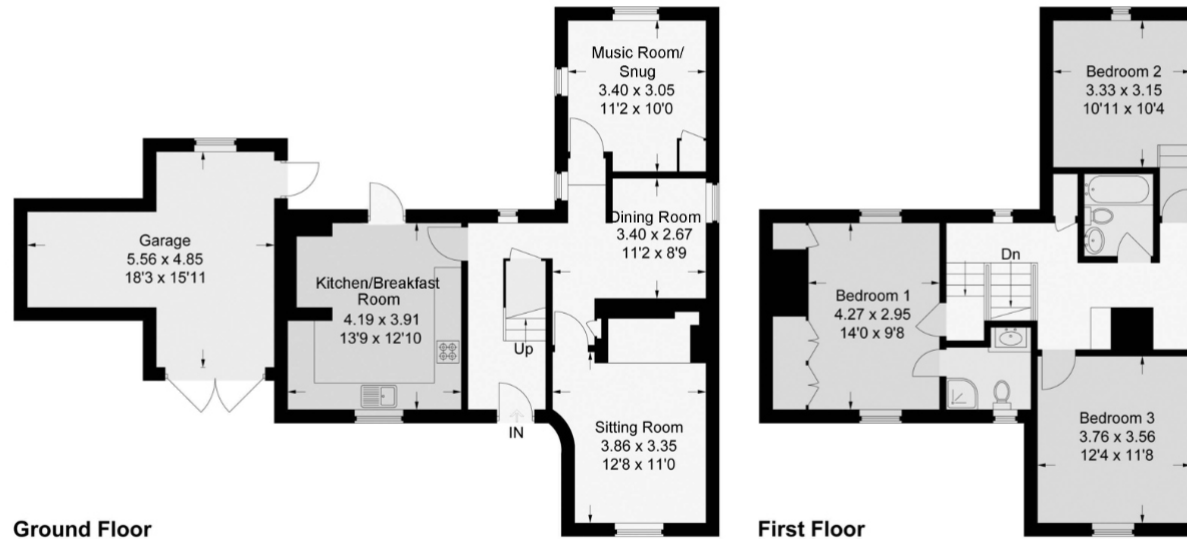
## ADDITIONAL INFORMATION

Services: Mains water, drainage, gas & electricity  
Heating: Gas fired central heating  
Energy Rating: N/A Listed Building  
Local Authority: Buckinghamshire County Council  
Postcode: HP17 8AE  
Council Tax Band: G  
Tenure: Freehold

NOT TO SCALE

### Church End

Approximate Gross Internal Area  
Ground Floor = 61.4 sq m / 661 sq ft  
First Floor = 62.4 sq m / 672 sq ft  
Garage = 19.6 sq m / 211 sq ft  
Total = 143.4 sq m / 1,544 sq ft



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PROPERTY CONSULTANTS

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, omission 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, systems and appliances listed in this specification have not been tested by Hamnett Hayward and no guarantee as to their operating ability or their efficiency can be given.

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