

# 6 COTTS FIELD

HADDENHAM, BUCKINGHAMSHIRE HP17 8NN



HAMNETT  
HAYWARD

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**A modern four bedroom detached family home with part walled garden, detached garage and private drive**

Forming part of a small and exclusive development constructed in 2014, 6 Cotts Field is an attractive double-fronted family home offering generous and well-balanced accommodation. Ideally positioned within a short walk of Haddenham & Thame Parkway which provides a comprehensive rail service into London Marylebone in just 37 minutes.

Offered with immediate vacant possession and recently redecorated and carpeted throughout, the property is ready for immediate occupation. Internally, a spacious entrance hall leads to an impressive 18' kitchen/dining room, fitted with a contemporary range of base and wall units complemented by integrated appliances, with the added benefit of a separate utility room. The 16' sitting room enjoys double doors opening onto the rear garden, while a separate study provides ideal space for home working.

To the first floor, the principal bedroom features built-in wardrobes and a modern en-suite shower room. Three further well-proportioned double bedrooms are served by a modern family bathroom.

Externally, the property benefits from a generous driveway providing parking for several vehicles, in addition to a detached garage with light, power and personal door to the side. The rear garden is a particular feature, being part-walled and enjoying a sunny aspect, predominantly laid to lawn with a three-sided timber decked terrace—ideal for outdoor entertaining.

FIVE MINUTE WALK FROM THAME & HADDENHAM MAINLINE STATION (MARYLEBONE 37 MINUTES)

“A STYLISH FOUR BEDROOM DETACHED FAMILY HOME OFFERING CONTEMPORARY LIVING AND JUST FIVE MINUTES WALK TO THE MAINLINE STATION INTO LONDON MARYLEBONE”



## AT A GLANCE

- Well appointed kitchen with integrated appliances
- Sitting room, study and generous entrance hall
- Garage, off street parking and part walled gardens
- Walking distance from Haddenham & Thame Parkway for access into London, Oxford & Birmingham
- Highly sought after Buckinghamshire village within catchment for Aylesbury grammar schools
- RECENTLY REDECORATED & CARPETED - NO ONWARD CHAIN



## SUMMARY

- Entrance hall
- Cloakroom
- Sitting room
- Kitchen/dining room
- Study
- Principle bedroom with en-suite shower room and built-in wardrobes
- Three further generous bedrooms
- Family bathroom
- Detached garage with light & power
- Off street parking
- Part walled rear garden
- Redecorated and new carpets
- Walking distance to railway station for London London Marylebone in just 37 minutes
- Within catchment for Aylesbury grammar schools
- NO ONWARD CHAIN

## 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. A village health centre and adjoining pharmacy has recently opened in the village. 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. For the commuter, a railway station is positioned 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 for London direction is approximately 9 miles and junction 8 for Birmingham direction is about 8 miles. 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 and electricity

**Heating:** Gas fired central heating to wet radiator system

**Energy rating:** Currently B - (84), Potentially A - (93)

**Local Authority:** Buckinghamshire Council, Aylesbury area

**Postcode:** HP17 8NN

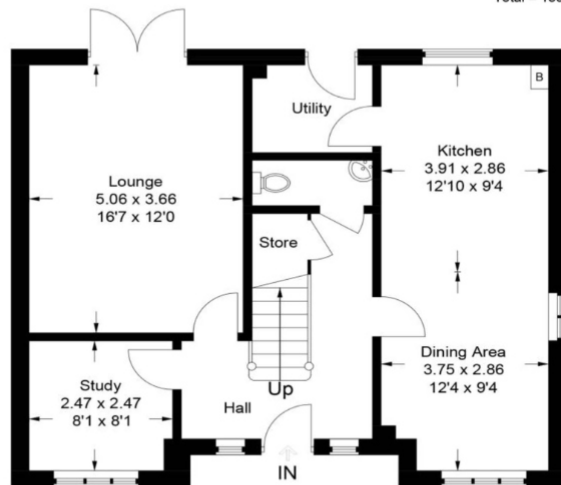
**Council Tax Band:** F

**Tenure:** Freehold

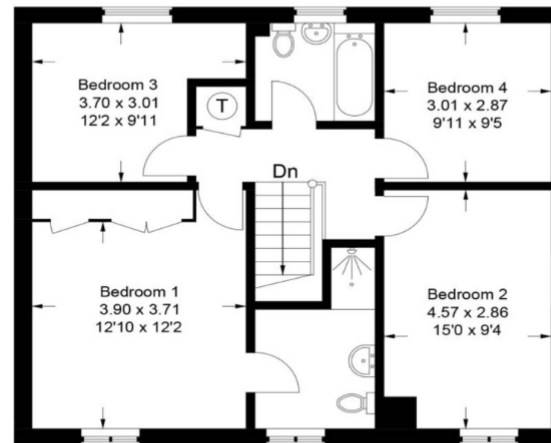
NOT TO SCALE

### Cotts Field

Approximate Gross Internal Area  
Ground Floor = 65.6 sq m / 706 sq ft  
First Floor = 67.7 sq m / 729 sq ft  
(Excluding Outbuilding)  
Total = 133.3 sq m / 1435 sq ft



Ground Floor



First Floor

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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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