



DOLLICOTT, HADDENHAM, BUCKINGHAMSHIRE

PRICE £450,000
FREEHOLD

****OPEN DAY SATURDAY 19TH SEPTEMBER BETWEEN 9:00 - 12:00, BY APPOINTMENT
ONLY****



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LOCATION

Haddenham is a thriving and well-connected village offering a superb range of local amenities, including:

Shops, cafes, a health centre, independent retailers, and several welcoming pubs.

Excellent transport links via Haddenham & Thame Parkway, offering fast rail services to London Marylebone in under an hour.

A beautiful and distinctive home in a sought-after village setting — ideal for those seeking character, charm, and convenience. Early viewing is strongly recommended.

ACCOMMODATION

Enjoying a peaceful position overlooking the village green, this attractive detached thatched cottage offers timeless character and welcoming accommodation in the heart of Haddenham—one of Buckinghamshire's most desirable villages. Offered with no onward chain and priced to encourage a prompt sale, this property presents a rare opportunity to purchase a home rich in history and charm.

Constructed using traditional wychert and topped with a durable water reed thatched roof, the cottage was thoughtfully extended in the 1970s to create a practical yet characterful layout, enhanced throughout

by original period features.

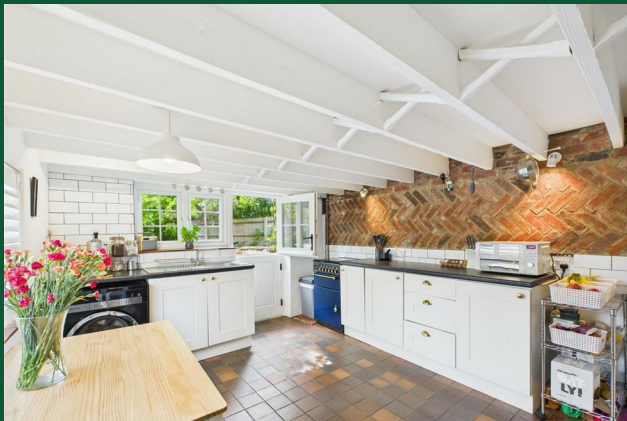
The interior provides warm and inviting living spaces with a wealth of charm. The sitting room and adjoining nook/study feature exposed beams, wooden flooring, and a large inglenook fireplace complete with an original bread oven and a woodburning stove. A stained-glass window adds a unique touch in the study area.

The kitchen and dining room, part of the later extension, is generously proportioned with rustic beams, quarry-tiled flooring, and ample space for family dining or entertaining.

There are three bedrooms, each with wooden flooring and individual character features, all served by a central carpeted staircase. The family bathroom is finished in keeping with the cottage's traditional style and is conveniently located to serve all bedrooms.

Additional characterful details include quarry-tiled window sills, exposed beams throughout, and a charming split-level staircase, all of which add to the distinctive atmosphere of the home.

Outside, a spacious garden lies to the side of the cottage, offering a lawn and well-stocked planting areas ideal for relaxing or alfresco dining. The area to the rear of the property offers excellent potential to



create a terrace or landscaped garden to suit your needs.

The thatched roof was renewed in 2009 using durable water reed and is expected to remain in good condition for years to come. The property also benefits from gas central heating and a combination of timber-framed Georgian bar windows and UPVC double-glazed units for added energy efficiency. Secondary glazing has been installed to further improve insulation and comfort. In addition, a new back door has been fitted, providing enhanced security and convenient access to the rear garden.

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ADDITIONAL INFORMATION

Local Authority – Buckinghamshire

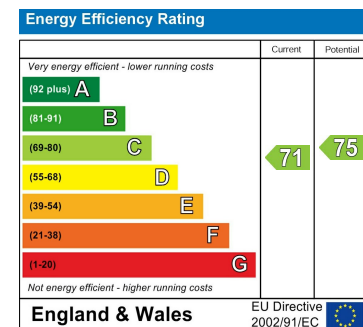
Council Tax – Band E

Viewings – By Appointment Only

Floor Area – 733.00 sq ft

Tenure – Freehold





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

George David & Co
46 High Street
Aylesbury
HP20 1SE

01296 393 393
info@georgedavid.co.uk
www.georgedavid.co.uk

