

HAPPY COTTAGE

9 THE CROFT, HADDENHAM, BUCKINGHAMSHIRE HP17 8AS



HAMNETT
HAYWARD

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A beautiful four bedroom Grade II listed home enjoying a picturesque location within the heart of this Buckinghamshire village.

Originally dating back to the XVII century, Happy Cottage is a stunning four bedroom detached period home, refurbished and extended in more recent years to provide further bedroom accommodation and a stunning oak framed reception overlooking the garden. This charming property enjoys the most idyllic setting, tucked away within the conservation area and within a short walk of the village pond, whilst within walking distance of the railway station for access into London Marylebone (under 40 minutes).

Internally, this outstanding period home has been updated in more recent years by the current owners to offer beautifully presented accommodation combining a contemporary theme with an abundance of original features. Of particular note is the re-fitted bathroom, providing a lovely modern suite. The entire internal layout is very adaptable with accommodation flowing over three floors; the ground floor enjoys a traditional kitchen/breakfast room fitted with stylish shaker style units with a stone work surface and Belfast sink, with integrated appliances including an electric oven, gas hob and dishwasher. A practical utility room is accessed from the kitchen, with cloakroom and a further external door to the garden. Further accommodation includes a sitting room enjoying a stunning open fireplace housing a wood-burning stove and an impressive garden room extending to 17' and opening directly to the garden. To the first floor, two generous bedrooms and the recently re-fitted bathroom are accessed from a large landing, with two further bedrooms, a shower room and an occasional study are located to the second floor.

Outside, a block paved driveway provides off street parking to the front, with further pedestrian access extending to the front and side with gated access opening to the rear garden. The gardens enjoy a private south-westerly aspect and has been re-surfaced with artificial lawn. The remainder of the garden has a selection of flower and shrub borders and a large paved terrace is ideal for outside entertaining.

“A BEAUTIFUL 17TH CENTURY HOME, REFURBISHED IN MORE RECENT YEARS, ENJOYING A QUIET POSITION TUCKED AWAY, WHILST WITHIN WALKING DISTANCE OF THE STATION FOR LONDON MARYLEBONE”



AT A GLANCE

- An outstanding Grade II listed four bedroom detached period home
- Modernised and refurbished, extended with an oak and glass garden room
- Sitting room with exposed beams and open fireplace with wood burner
- Classic shaker style kitchen with granite work surfaces and integrated appliances
- Tucked away location with off street parking and a generous south facing garden
- Highly sought after village with a station for access into London Marylebone (under 40 minutes)



SPECIFICATION

- Tiled entrance hall
- Cloakroom
- Classic shaker style kitchen with granite work surfaces and integrated appliances
- Utility room
- Beautiful sitting room with exposed beams, open fireplace housing wood burning stove
- Garden/dining room with mezzanine floor to create an occasional study/bedroom
- Two bedrooms to the first floor
- Brand new bathroom suite
- Two further bedrooms to the second floor including bedroom with en-suite shower room
- Beautiful rear garden with a generous paved terrace
- Off street parking to the front
- Gas fired central heating
- Highly sought after location within the conservation area of this historic village
- Short walk to Thame & Haddenham mainline railway station (London Marylebone in just 37 minutes)
- Reputable local schools
- Grammar school catchment



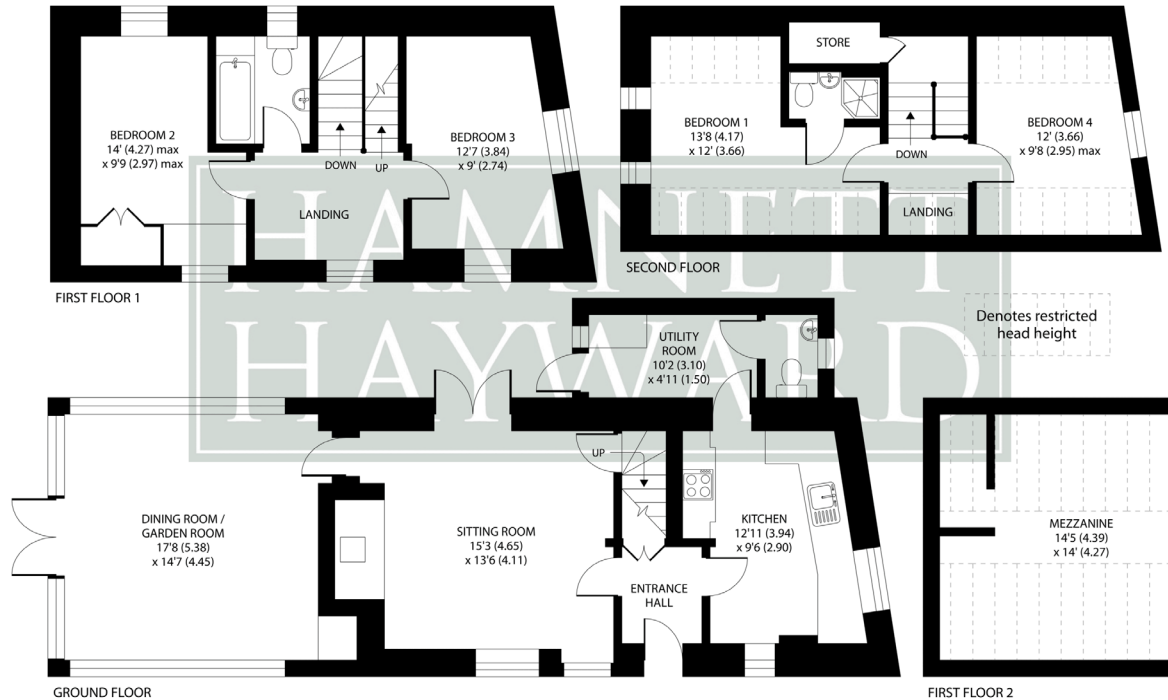
The Croft, Haddenham, Aylesbury, HP17

Approximate Area = 1386 sq ft / 128.7 sq m

Limited Use Area(s) = 297 sq ft / 27.6 sq m

Total = 1683 sq ft / 156.3 sq m

For identification only - Not to scale



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 (the white ones). There are still four ponds in the village though common mallards and moor hen now outnumber the white ducks. There are a comprehensive range of amenities in the village with restaurants, two public houses, a parade of shops and a popular coffee shop (Norsk). For schooling, three reputable primary schools are located 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 37 mins), Oxford & 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 departmental stores or further amenities.

ADDITIONAL INFORMATION

Services: Mains water, gas and electricity

EPC rating: D - 62, potentially C - 70

Heating: Gas fired central heating to radiators

Listing: Grade II

Local Authority: Aylesbury Vale District Council

Postcode: HP17 8EX

Council Tax Band: E



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hamnett Hayward Ltd. REF: 949927

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