

BELL COTTAGE

17 CHURCH END, HADDENHAM, BUCKINGHAMSHIRE HP17 8AE



HAMNETT
HAYWARD

BELL COTTAGE

17 CHURCH END, HADDENHAM, BUCKINGHAMSHIRE
HP17 8AE

A three bedroom cottage with walled garden and garage

Bell Cottage is a Grade II listed period property situated in an idyllic location with views towards the village green, pond and church. Constructed from natural stone and rendered elevations under a clay peg tiled roof this most attractive home is believed to date from the 16th century and retains many period features including exposed beams and timbers, and fireplaces. It is also set within walking distance of village amenities, and less than a mile's walk from the mainline railway station offering fast access to London and Birmingham.

The property has been refurbished to a high standard and features beautiful beamed reception rooms including a sitting room with inglenook fireplace and wood-burning stove, a generous kitchen/dining room fitted with a range of Shaker style units, a useful study and the advantage of a third reception currently used as a home office. First floor accommodation does not disappoint with three double bedrooms and a family bathroom. The master bedroom includes an en-suite shower room and a range of built-in wardrobes.

Outside the rear garden is very private and is surrounded by traditional Wychert walls. A paved area spans the rear of the house for alfresco dining and entertaining and there is a lawn with mature shrubs and borders. The attached garage/workshop is situated to the side of the property with private driveway and additional parking area. There is also a courtyard garden in front of the property.

Character period properties on Haddenham green are rarely available on the open market and we recommend a viewing to appreciate the accommodation and 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 beautiful setting
- Generous kitchen/breakfast room and three receptions
- Mature Wychert walled gardens, garage/workshop and off street parking
- Character throughout including fireplaces, exposed timbers and latch doors
- Lovely location within the old part of the village



SUMMARY

- Entrance hall
- Sitting room
- Dining room
- Study
- Kitchen/dining room
- Master bedroom with en-suite shower room
- Two further double bedrooms
- Bathroom
- Garage with workshop area
- Off street parking
- Walled garden
- 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

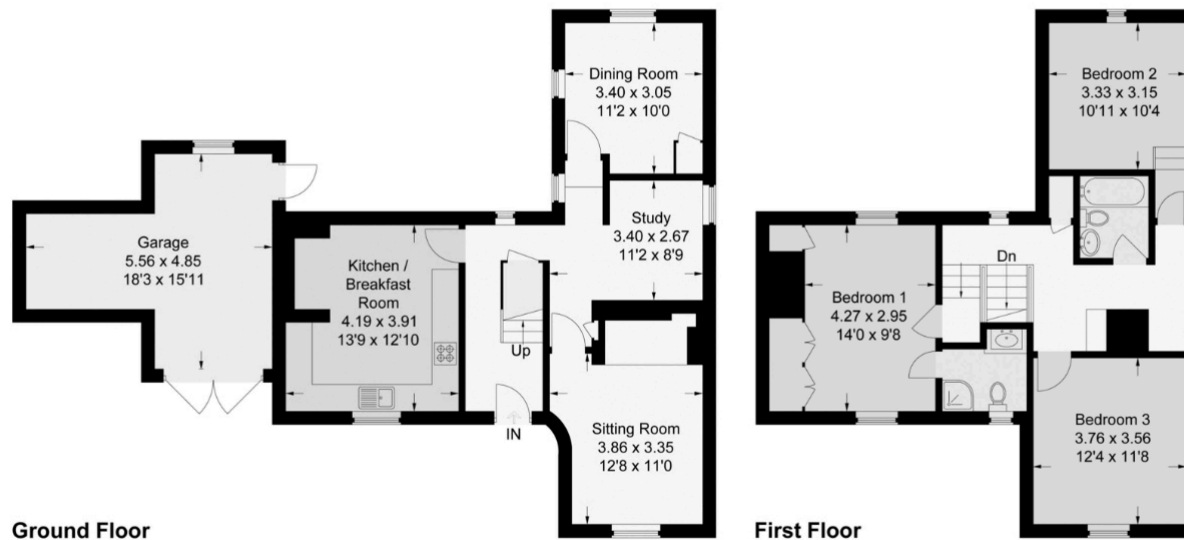
Tenure: Freehold

GUIDE PRICE £735,000

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



Ground Floor

First Floor

**HAMNETT
HAYWARD**
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.

**HAMNETT
HAYWARD**

HAMNETT HAYWARD

42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: thame@hamnetthayward.co.uk