

# CORIANDER COTTAGE

HADDENHAM, BUCKINGHAMSHIRE HP17 8BG



# CORIANDER COTTAGE

HADDENHAM, BUCKINGHAMSHIRE, HP17 8BG

Situated in the heart of the conservation area in Haddenham is this quintessential country cottage with an abundance of period features and charm. "Coriander Cottage" has been sympathetically extended and recently redecorated throughout and boasts three double bedrooms as well as a triple aspect sitting room/dining room/snug.

Having benefitted from much improvement throughout by the current owner, including a new bathroom, this double fronted, semi detached property has a triple aspect living area which comprises of a snug/playroom/office to the front of the property that is separated by an open staircase to the rest of the living space. The sitting room features a multi fuel fireplace with the dining area to the rear. There is also a downstairs cloakroom with WC. The kitchen is well specified with a range of cream base and wall units and wooden work surfaces, as well as a butler sink and wine fridge and integrated appliances and a stable door leads onto the garden as well as brand new flooring.

Upstairs there are three double bedrooms of good proportions and a recently fitted family bathroom with shower above the bath.

Both the pretty front and rear gardens have an abundance of country style flowers and shrubbery and the gravelled driveway to the side of the property leads into the rear garden and garage at the back of the property.

QUINTESSENTIAL COUNTRY COTTAGE WITH THREE LARGE BEDROOMS



## IN BRIEF

- Beautifully presented three double bedroom family home
- Quiet location in popular village with local amenities
- Recently modernised and decorated throughout including new bathroom
- Superb triple aspect living space



## OVERVIEW

- Three double bedrooms
- Double fronted period property
- Flexible open-plan living/dining room/snug
- Modern bathroom suite
- Part double glazed, recently upgrade combi boiler
- Abundance of period features including beams
- Feature fireplace to the sitting room
- Enclosed rear garden with gravel drive and garage
- Pretty front and rear garden with wisteria to front
- Close to Haddenham and Thame Parkway
- CHAIN FREE

**GUIDE PRICE:**

**£450,000**

## SUPPLEMENTARY INFORMATION

**Services:** Mains electricity, gas, drainage and water

**Heating:** Gas central heating

**Energy Rating:** Current 61 (D), Potential 78 (C)

**Environmental Impact Rating:** Current 53 (E), Potential 73 (C)

**Local Authority:** Aylesbury Vale District Council

**Council Tax Band:** D

**Broadband Speed:** Standard up to 17Mb, Fibre up to 67Mb



## LOCATION

Haddenham is a beautiful Buckinghamshire village located just 3 miles from Thame and seven miles from Aylesbury. Several times regional winners of 'Village of the Year'. A common sight in the village are the ancient Wychert cottages with walls constructed of mud and wattle. Haddenham is also famous for its ponds and was the original breeding ground for the Aylesbury Duck. There are wide range of amenities in the village with four restaurants, three public houses, a parade of shops and a popular coffee shop.

Schools: Three well reputed primary schools are located in the village with a regular bus service provided for all three Aylesbury grammar schools.

Commuting: The railway station in the village provides regular direct line services to London Marylebone (from 37 mins), Oxford & Birmingham.

The M40 (junction 6) is about nine miles away. A regular bus service through the village goes to Aylesbury, Thame and Oxford.

### PIKE SMITH & KEMP

13 High Street, Thame OX9 2BZ

Tel: 01844 218258

email: [thame@pikesmithkemp.co.uk](mailto:thame@pikesmithkemp.co.uk)

Web: [www.pskweb.co.uk](http://www.pskweb.co.uk)

Thame - Marlow - Cookham - Maidenhead

