

# 41 HIGH STREET

HADDENHAM, BUCKINGHAMSHIRE HP17 8ET



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**A rare opportunity to acquire a development opportunity with planning permission granted ( AVDC 19/00005/AAP) for a bespoke and unique 3/4 bedroom home tucked away in the heart of the conservation area of Haddenham. The site currently consists of a two bedroom terraced cottage with outbuildings, a period barn with potential for a mezzanine level, quadruple garage with multiple car driveway and a courtyard as well as large garden.**

The property is offered with no chain and would suit any combination of refurbishment, extension and conversion of the existing dwellings of which the approved plans can be seen in our office and on site.

This is a once in a lifetime opportunity to create a unique family home in a highly sought after village location.

Haddenham and Thame Parkway Station is just a 15 minute walk and offers commuters 40 minute services into London Marylebone with free WiFi in air-conditioned comfort.

‘OPPORTUNITY TO CREATE A BESPOKE FAMILY HOME’



## IN BRIEF

- Two bedroom cottage, barn, garage and outbuildings with planning permission
- Heart of the conservation area of Haddenham
- Unique opportunity to create a bespoke home
- 15 minute walk of Haddenham & Thame Parkway Station (40 mins to Marylebone)





## OVERVIEW

- Terraced cottage with courtyard garden
- Kitchen/Breakfast room
- Bathroom
- Sitting room
- Two bedrooms
- Outbuildings
- Barn
- Quadruple garage
- Heart of the conservation area of Haddenham
- Potential for extension and redevelopment of existing buildings GRANTED
- 15 minute walk of Haddenham & Thame Parkway Station (40 mins to Marylebone)
- CHAIN FREE

**OFFERS OVER**

**£500,000**

## SUPPLEMENTARY INFORMATION

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

**Heating:** Electric storage heaters

**Energy Rating:** Currently G (20) , Potentially B (88)

**Environmental Impact Rating:** Currently G (09), Potentially C (70)

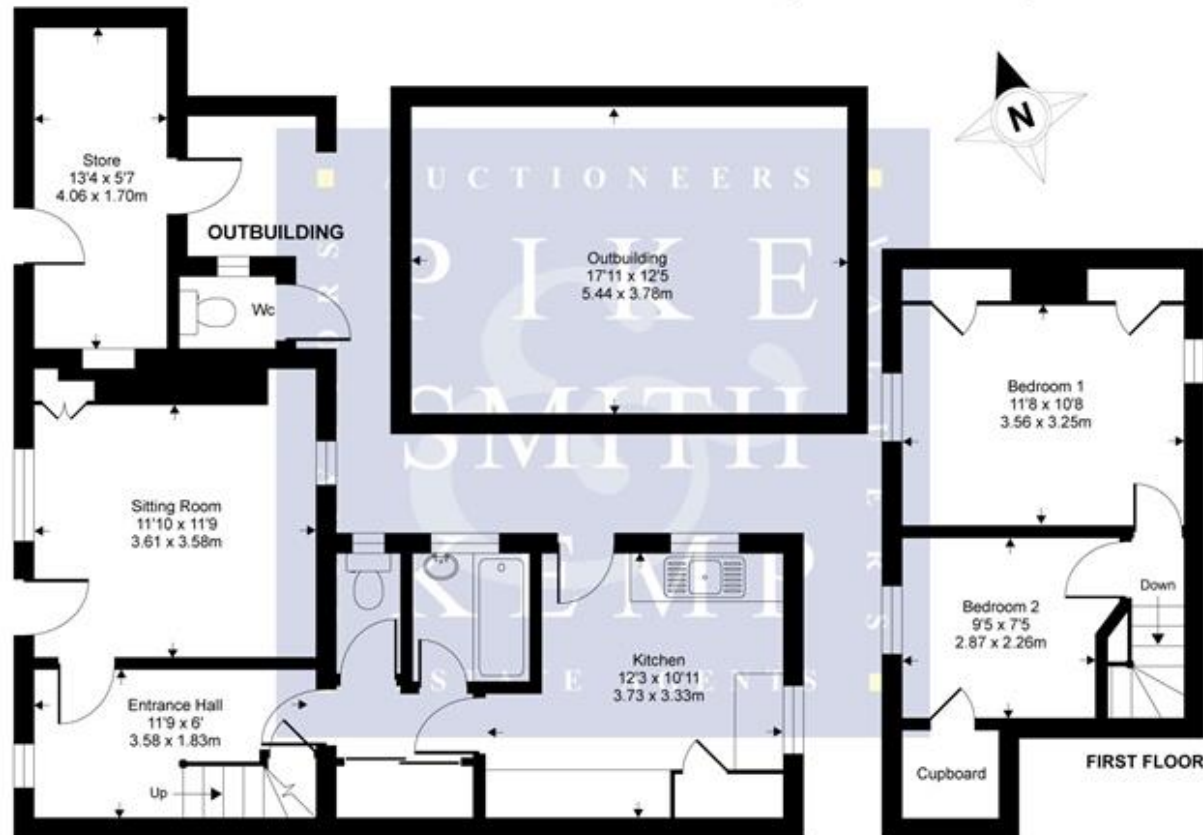
**Local Authority:** Aylesbury Vale District Council

**Council Tax Band:** E

**Broadband Speed:** Standard - Up to 17Mb, Fibre - Up to 76Mb

## High Street, Haddenham, Aylesbury, HP17

APPROX. GROSS INTERNAL FLOOR AREA 653 SQ FT 60.7 SQ METRES (EXCLUDES OUTBUILDINGS)



### GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. 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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

This floor plan was constructed using measurements provided to Niche Communications by a third party.

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## 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

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Thame - Marlow - Cookham - Maidenhead

