

# 22 COTTS FIELD

HADDENHAM, BUCKINGHAMSHIRE HP17 8NN



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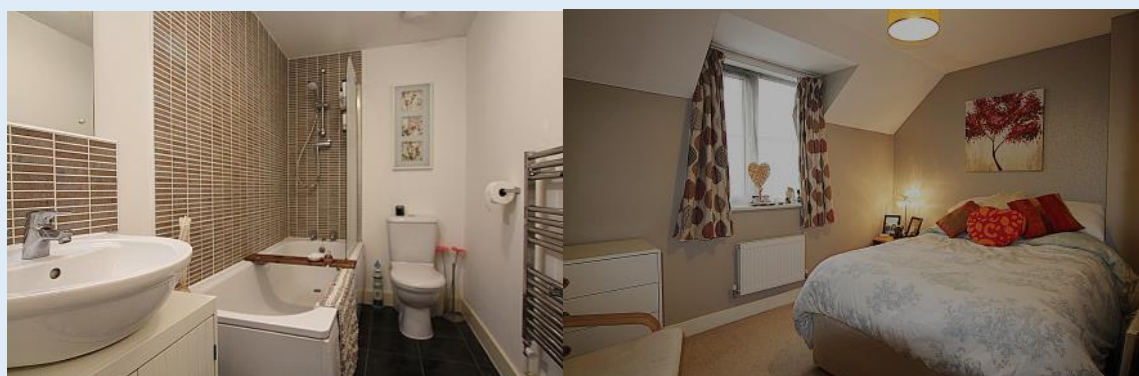
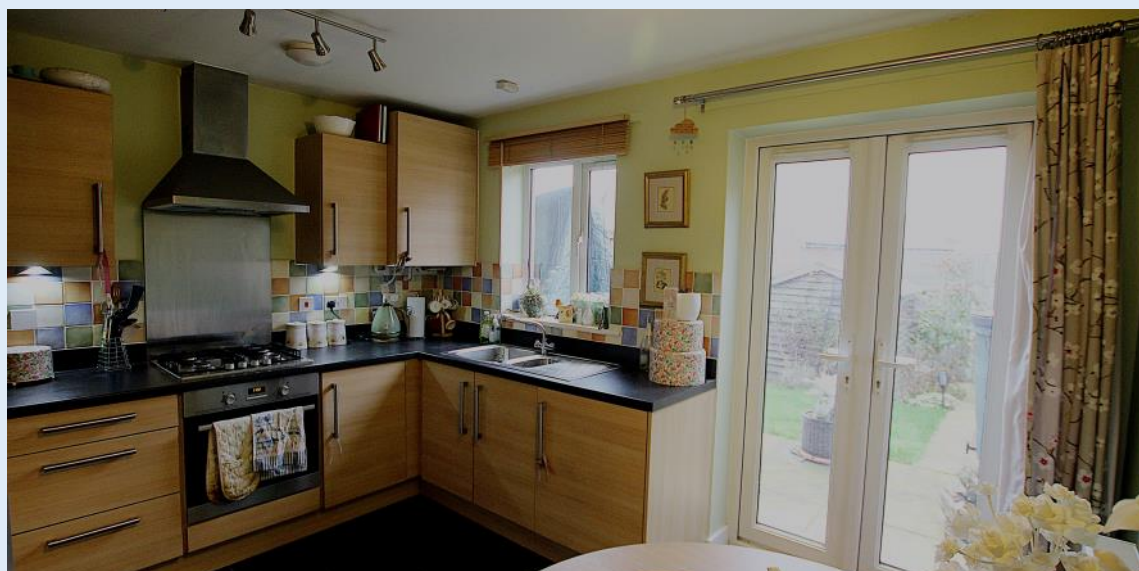
**A superbly presented, two double bedroom home on this highly sought after development close to Haddenham and Thame parkway station.**

This home is the ideal first time buy or investment property built in 2013 and well presented throughout. Situated in a quiet location, the property benefits from allocated parking. On entering the property, you find the bright well-proportioned living room which leads onto the spacious modern kitchen/diner. This features a range of eye-level and base units as well as a gas fuelled hob and electric oven. The kitchen also features French doors opening onto the pretty garden. The property also benefits from a downstairs cloakroom. Upstairs offers two generous double bedrooms. The family bathroom is finished to a high standard with good quality fixtures and fittings.

Outside, there is a sunny and secluded garden offering an ideal space for al-fresco dining and entertaining. The garden also offers a useful storage shed and rear access via a gate.

This outstanding home is located within a short walking distance to Haddenham & Thame Parkway rail station, providing fast access to London (Marylebone). It is also within walking distance of the village's amenities and some lovely country walks.

‘A GREAT FIRST TIME BUY OR INVESTMENT’



### IN BRIEF

- Village Location
- Two Double Bedrooms
- Built in 2013
- Ideally situated for Haddenham and Thame Parkway



## OVERVIEW

- Available for full freehold and shared ownership (55%)
- Kitchen Diner
- 2 Double Bedrooms
- Downstairs cloakroom
- Garden ideal for entertaining
- Allocated Parking
- Excellent Transport Links
- Close to amenities
- Sought after Village location

**OIEO: £325,000 FREEHOLD**

**£181,500 55% SHARED OWNERSHIP**

## SUPPLEMENTARY INFORMATION

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

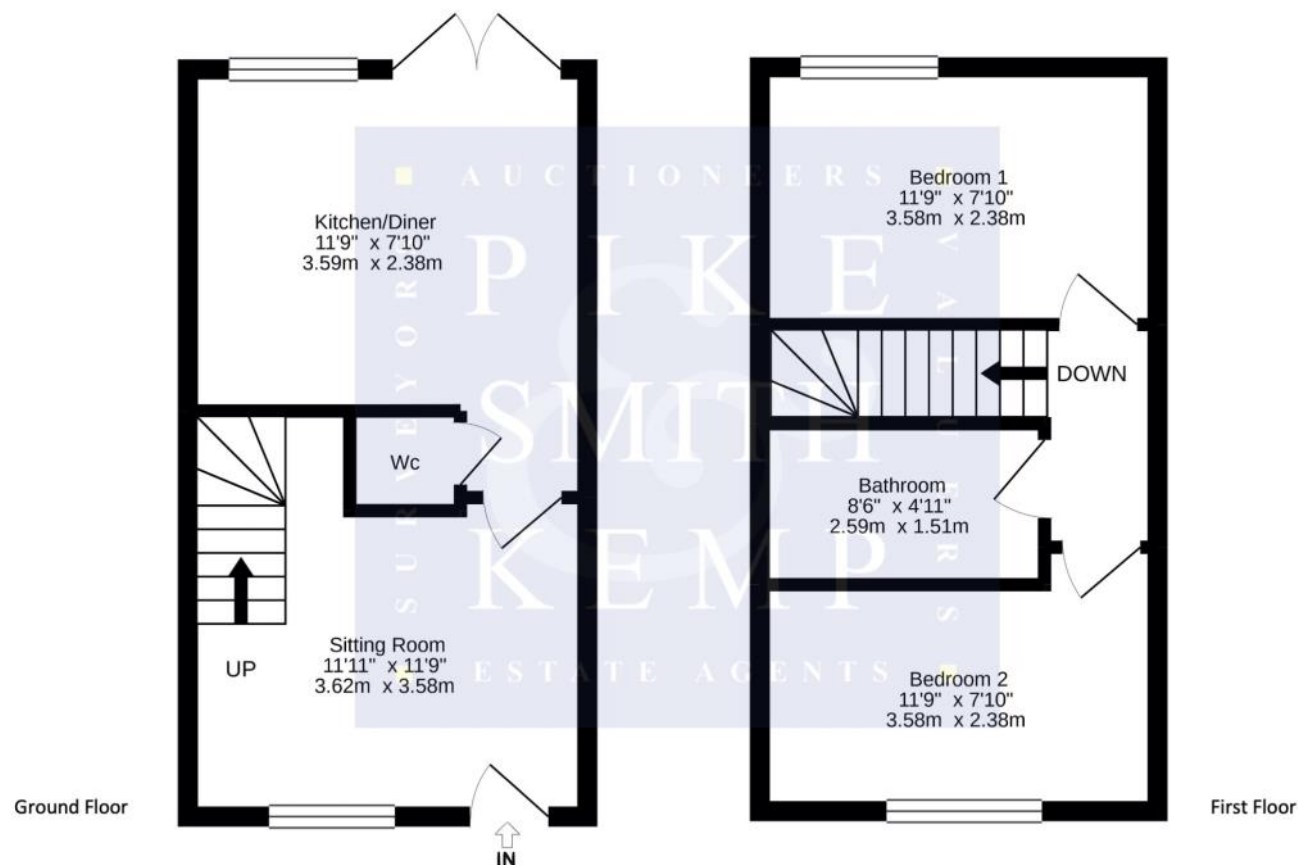
**Heating:** Gas central heating to radiators

**Energy Efficiency Rating:** B (82/100)

**Local Authority:** Aylesbury Vale District Council

**Council Tax:** Band TBC

**Broadband:** TBC



The approximate total area for the elements of the property represented on the floorplan is 59 SqM (635 Sq.Ft)

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This floor plan provided by Expert Survey Solutions Ltd is for indicative guidance only. 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. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing estate/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.

## 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 Garden centre, Farm shop, Post Office, Public houses, restaurants, cafes and a parade of shops.

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.

## PIKE SMITH & KEMP

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Thame - Marlow - Cookham - Maidenhead

