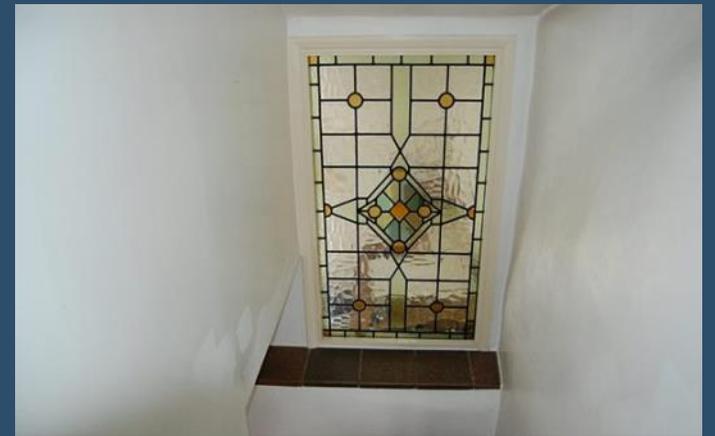


# 4 SOUTH END

HADDENHAM, BUCKINGHAMSHIRE HP17 8BGH



# 4 SOUTH END

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**Set in a quiet lane in the conservation area of this highly sought-after village is this charming two bedroom home with an abundance of period features throughout, including a fabulous stained glass window and open fireplace.**

On entering the property, you are immediately in the open plan living space with clearly defined dining and living room areas. The living space is focal around a feature fireplace. There are exposed beams throughout. Leading to the back of the property, is a downstairs cloakroom and then a fully fitted kitchen with contemporary units. There is also a side door with access onto the pretty and sunny rear courtyard garden.

Upstairs, there are two bedrooms, both with an outlook to the front of the property and a large family bathroom with a shower attachment over the bath. There is a superb feature stained glass window on the stairs which fills the property with additional light.

Being in the heart of Haddenham, there are plentiful country walks and the local shops and other facilities are all within a 10 minute walk.

“CHARMING PERIOD HOME IN THE HEART OF HADDENHAM”



## IN BRIEF

- Beautifully presented character cottage
- Character features throughout including exposed beams and solid wood doors
- Enclosed courtyard garden—a real sun trap!
- Quintessential country cottage with an abundance of period features



## OVERVIEW

- Entrance hallway
- Sitting room with feature fireplace
- Separate dining area
- Fully fitted contemporary kitchen
- Family bathroom with shower
- Downstairs cloakroom
- Two bedrooms
- Walled courtyard garden

**OFFERS OVER    £400,000 FREEHOLD**

## SUPPLEMENTARY INFORMATION

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

**Heating:** Gas fired central heating to radiators

**Energy Rating:** TBC

**Environmental Impact Rating:** TBC

**Local authority:** Aylesbury Vale District Council

**Council tax band:** TBC

**Broadband:** Standard up to 17Mb, Fibre up to 76Mb

## LOCATION

Haddenham is a beautiful Buckinghamshire village located just three 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 and 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

