

25 COTTS FIELD

HADDENHAM, BUCKINGHAMSHIRE HP17 8NN



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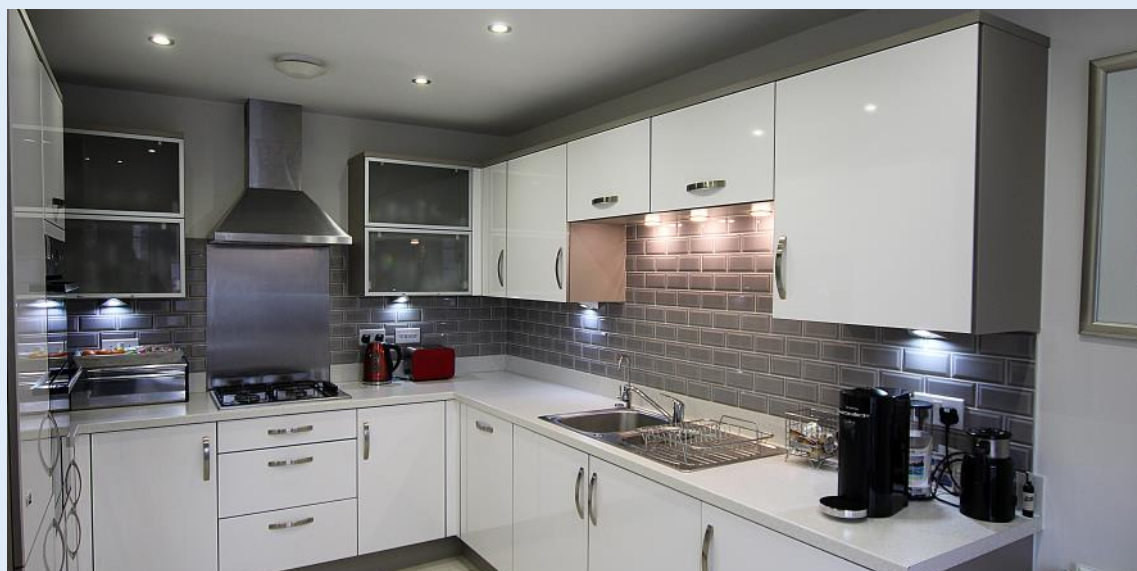
A superbly presented, 4 bedroom townhouse of some 1,500 sq ft on this highly sought after development close to Haddenham and Thame parkway station.

This property is the ideal family home built in 2014, and well presented throughout. Located in a quiet development, the property benefits from driveway parking and garage. On entering the property, the spacious hallway, offering a downstairs cloakroom and fantastic under-stairs storage, leads onto the modern kitchen-diner. This features a range of contemporary eye-level and base units as well as a gas fuelled hob, electric oven and integrated appliances. The bright living room is well proportioned and leads onto the sunny and airy orangery opening onto the pretty south-facing garden giving great flexible living space. The first floor features two spacious double bedrooms both offering built in storage as well as a further single bedroom or office space. The family bathroom is finished to a high standard with good quality fixtures and fittings. The second floor is where you will find the luxurious master suite offering generous bright space with built in storage and a large en-suite.

Outside, there is a sunny, low maintenance garden with access to the garage and storage shed both offering power and light. This south-facing garden offers an ideal space for al-fresco dining and entertaining.

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 FANTASTIC FAMILY HOME IN A SOUGHT AFTER LOCATION’



IN BRIEF

- Village Location
- 4 Bedrooms including a luxurious Master Suite
- Built in 2015
- Ideally situated for Haddenham and Thame Parkway



OVERVIEW

- Flexible Living Space
- Orangerie Overlooking the Garden
- Downstairs cloakroom
- Garden ideal for entertaining
- Driveway Parking and Garage
- Excellent Transport Links
- Close to amenities

GUIDE PRICE: £470,000 FREEHOLD



SUPPLEMENTARY INFORMATION

Services: Mains gas, electricity, drainage and water

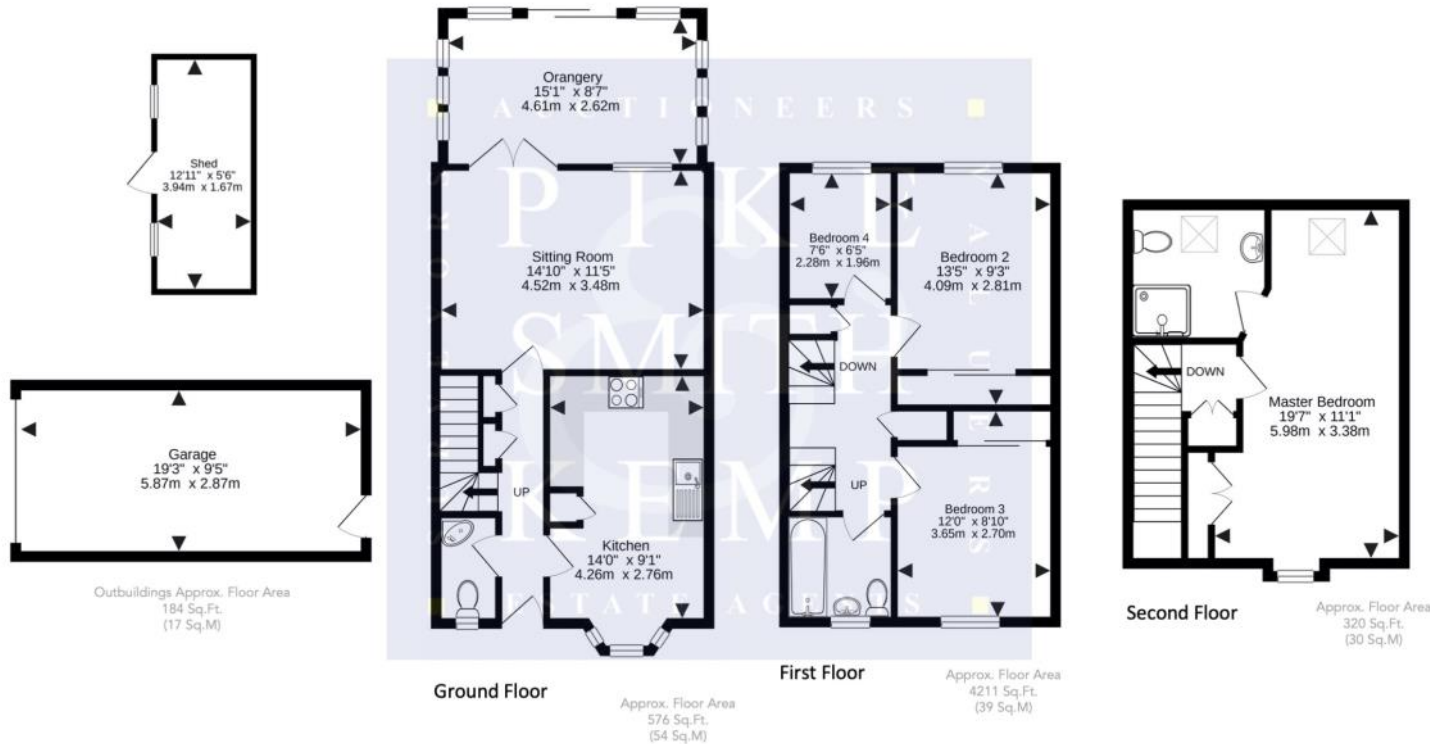
Heating: Gas central heating to radiators

Energy Efficiency Rating: B (85/100)

Local Authority: Aylesbury Vale District Council

Council Tax: E

Broadband: BT Fibre



The approximate total area for the elements of the property represented on the floorplan is 140 SqM (1501 Sq.Ft)

25 Cotts Field, Haddenham, Buckinghamshire, HP17 8NN

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.

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