



Puddle Cottage
Haddenham

TIM RUSS
& COMPANY



Puddle Cottage, 1 Stockwell Haddenham Buckinghamshire

An attractive detached three bedroom part-wychert cottage tucked away at the end of a no-through road with NO UPPER CHAIN.

£575,000



The Property

The property is a part-wychert cottage tucked away at the end of this sought after no-through traffic lane which having been extended still retains character features. The barn style door opens to a triple aspect kitchen/dining room which is well appointed with a range of units under granite worktops including integrated appliances. There are glazed doors opening to the rear garden from the kitchen area. A delightful sitting room which retains beams and timbers plus large fireplace with wood burning stove. There is also a rear lobby off the kitchen with door to the rear garden plus there is a downstairs shower room. On the first floor, the glass balustrade gives a light and airy feel to the landing area, the generous triple aspect master bedroom has a vaulted ceiling and exposed beams and there is a further double bedroom as well as a large single bedroom and family bathroom.

Outside

This secluded property is screened by fencing, walls and trees to give a private garden laid mainly to lawn with large paved patio area complete with a wood burning/pizza oven. There is a gated off road parking area for two vehicles.



Location

Haddenham is a thriving Buckinghamshire village situated between Thame and Aylesbury. The village facilities include a range of shops, health centre, dentist, library, gym, vet, community centre, restaurants, post office, cafes and public houses. The historic market town of Thame is just three miles away and offers more extensive facilities including a sports centre, shops, supermarkets and a weekly open-air market. For the commuter Haddenham and Thame Parkway provides a regular service to London, Marylebone (around 40 minutes). Junctions 7 & 8 of the M40 provide good access to London Heathrow and Birmingham Airports. There is excellent schooling in the area both in the public and private sectors as well as many countryside walks and bridleways to be enjoyed nearby.

Directions

From the agent's office by car proceed down the High Street past Little Italy café, turn left into Crabtree and then left into Stockwell. The property will be last to be accessed by car on the left hand side. By foot from the agents office, proceed across the road towards the barbers shop and turn right to walk down the cobbled lane and Puddle Cottage will



be on the right hand side. Marked by a board.

Post code for Sat Nav: HP17 8AX

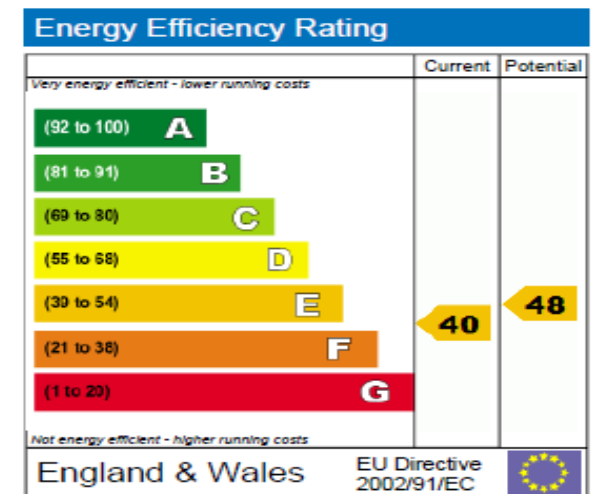
Viewings

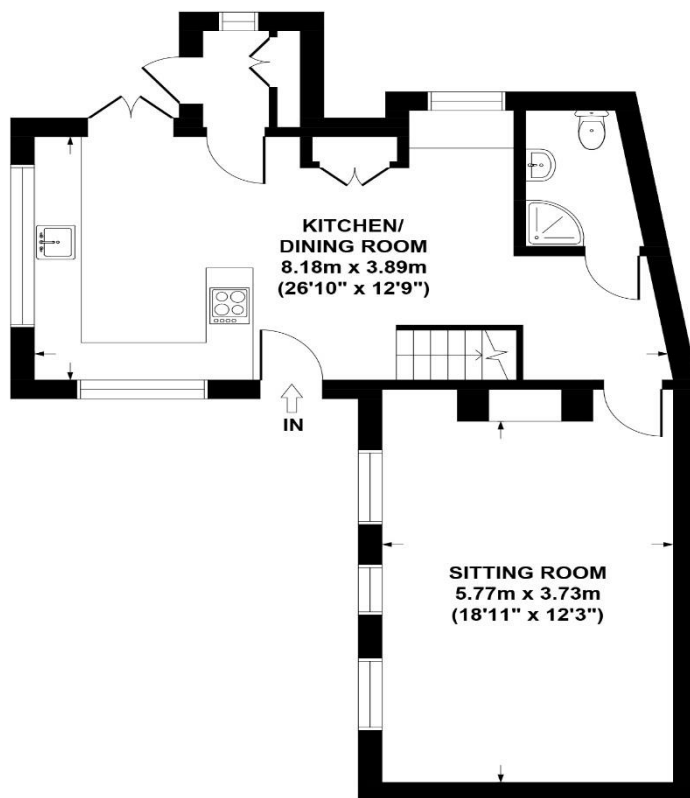
Strictly by appointment only.

Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Ref: HAD/00214





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 57 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 50 SQ M



PUDDLE COTTAGE, 1 STOCKWELL, HADDENHAM, BUCKINGHAMSHIRE HP17 8AX
APPROX. GROSS INTERNAL FLOOR AREA 107 SQ M / 1152 SQ FT
 FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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