



Cotts Field
Haddenham

TIM RUSS
& COMPANY



20 Cotts Field Haddenham Buckinghamshire

An immaculate contemporary four bedroom semi-detached family home, close to the main-line station and easy reach of village amenities

Offers in excess of £560,000



The Property

This two year old bright and airy contemporary family home is offered in immaculate condition. The accommodation comprises entrance hall with WC, a spacious sitting room with feature fireplace, generous kitchen/dining room with double doors to rear garden. To the first floor there is bedroom four currently being used a study, bedroom three overlooking the rear garden, a guest bedroom with ensuite shower room plus family bathroom. To the second floor there is a very large dual aspect master suite with fitted wardrobes and ensuite shower room.

Outside

The rear garden has been professionally landscaped with lawn, well stocked raised borders, seating area and patio for al fresco dining. There is a single garage and off road parking for several 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, 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 and supermarkets. 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 our office turn left on to Tacks Lane and continue through the traffic calming turning right onto Pegasus Way. At the T Junction turn left and then the first left on to Cotts Field. Follow the road around and turn right at the T junction and then first left where number 20 will be found on the right.

Post code for Sat Nav: HP17 8NN

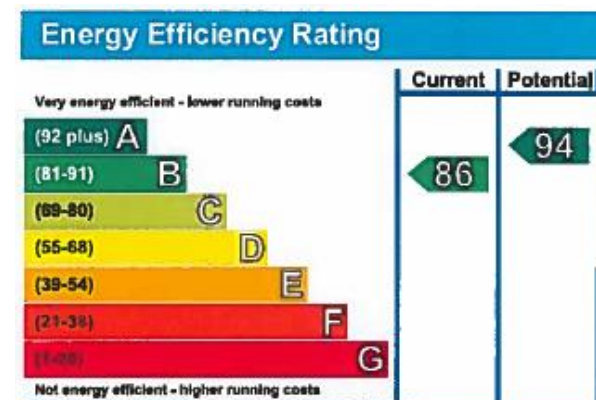
Viewings

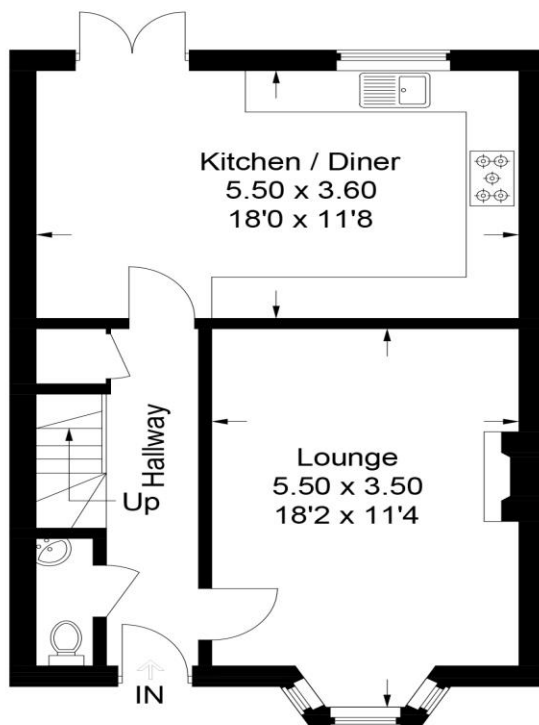
Strictly by appointment only.

Mortgage

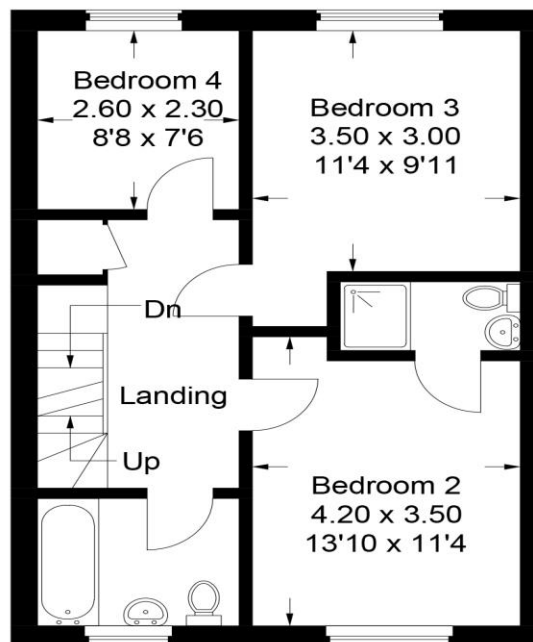
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

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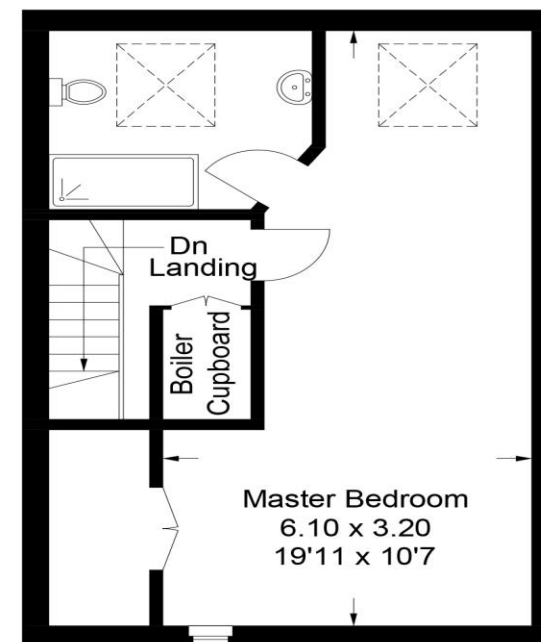




Ground Floor



First Floor



Second Floor

20 Cotts Field

Approximate Gross Internal Area
 Ground Floor = 48.6 sq m / 523 sq ft
 First Floor = 47.6 sq m / 512 sq ft
 Second Floor = 47.6 sq m / 512 sq ft
 Total = 143.8 sq m / 1547 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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7 Fort End, Haddenham, Bucks HP17 8EJ

T: 01844 292211

E: haddenham@timruss.co.uk

www.timruss.co.uk

TIM RUSS
 & COMPANY