



28 Dollicott, Haddenham, Buckinghamshire, HP17 8JG



Accommodation

Ground Floor

Sitting Room, Family Room, Kitchen/Dining Room.

First Floor

Four Bedrooms, Bathroom.

Outside

Enclosed South West Facing Garden, Parking.

28 Dollicott

Pleasantly set along a quiet road in the Conservation Area of this highly sought after and picturesque village, this is a detached four bedroom family home with a large enclosed garden and detached double garage to the rear. In need of complete modernisation, the property represents a fantastic opportunity to extend and remodel to create the perfect family home to suit you.

Downstairs, there is a good size kitchen / dining room with ample space for a dining table and chairs, a large sitting room with ornate fireplace and a family room with sliding patio doors leading into the garden. Upstairs, there are four bedrooms and a family bathroom.

Outside, there is an enclosed north-west facing garden, laid mainly to lawn with a shed and a greenhouse. To the rear of the garden is a double garage with up-and-over door vehicular access and a courtesy side door. It is accessed via a rear service road along which this property enjoys access rights.



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Haddenham

The picturesque and historic village of Haddenham is set on the Buckinghamshire / South Oxfordshire border. It offers an array of local amenities including a village hall, a library, Primary and Middle schools, a variety of local shops, cafés, pubs and restaurants, a garage with filling station, a health centre and a pharmacy. This active village runs a number of village events and has a busy social scene with a variety of local clubs. It boasts some delightful period buildings throughout the village and a picturesque village green with a duck pond overlooked by the church.

More comprehensive recreational and shopping facilities can be found in Thame, about 2½ miles away, and in Aylesbury and Oxford, about 5 and 12 miles away respectively.

Unrivalled transport connections include fast train services from Haddenham to Oxford, Bicester, Birmingham and London Marylebone (within 38 minutes), a popular and regular bus service linking Haddenham to Thame, Oxford and Aylesbury and the village is located within easy reach of the M40 motorway, junctions 6, 7 and 8.



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Directions

Leave Thame in a north-easterly direction travelling on the A418 towards Aylesbury. After about 2/3 mile fork right, signposted to Haddenham. Continue into the village and proceed towards the centre. Turn left into Dollicott just before the Rising Sun pub and no.28 will be found on your left, after a short drive.

Transport Links

M40 Motorway (Junction 6) - 8 miles.

Haddenham and Thame railway station - < 1 mile - (London Marylebone from 38 minutes).

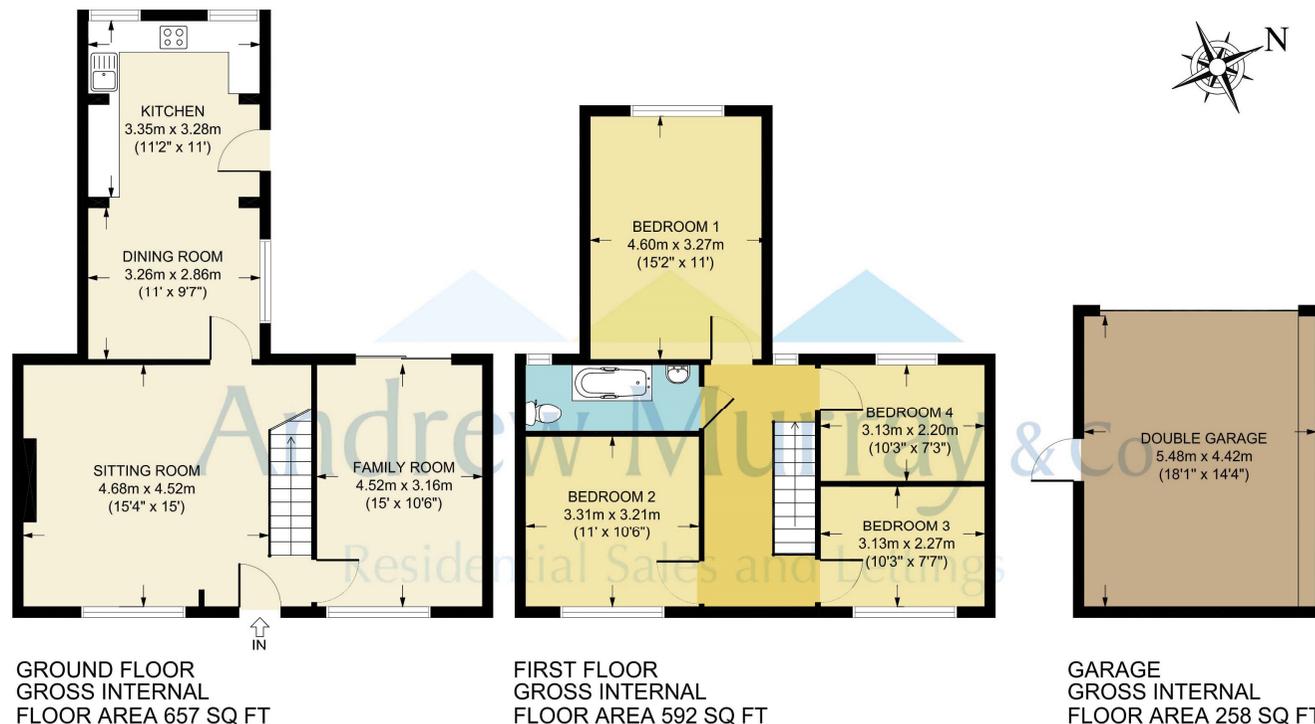
Regular Bus Service 280 - Aylesbury to Oxford via Haddenham, Thame and Wheatley.

Broadband

Up to 76 Mbps.

Tenure

Freehold.



APPROX. GROSS INTERNAL FLOOR AREA 1507 SQ FT / 140 SQ M
28 DOLLICOT

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Services

Mains gas, electricity, water and drainage.

Local Authority

Aylesbury Vale District Council.

Tax Band

E

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