



Wield Cottage, 2 Dollicott, Haddenham, Buckinghamshire, HP17 8JG



Wield Cottage

Pleasantly set to the corner of one of the two village greens and in the Conservation Area, this is a very charming detached three bedroom period cottage with a lovely, landscaped and enclosed, secluded south west facing garden and gated off-street parking. The property is beautifully presented and tastefully decorated, bringing to the fore a host of period features, including exposed timbers, an inglenook fireplace with wood burning stove and an ornate stained glass window.

Downstairs, there is a good size fitted kitchen / dining room with ample storage and space for a dining table and chairs, a feature exposed herringbone brick wall and access into the garden. Adjoining the kitchen is a bright sitting room with inglenook fireplace and solid wood floor. A short passage, with the large imposing wooden front door, leads through to a useful study or playroom. Upstairs, there are three bedrooms with lovely outlooks and a modern shower room.

Outside, there is a landscaped and enclosed, south west facing garden, laid mainly to lawn an impressive Cyprus tree. Behind the cottage is a large garden shed and a secluded gravel area, ideal for outside dining in the warmer months, and, to the end of the garden, is a gated parking area, which could be further extended, if required.

Accommodation

Ground Floor

Sitting Room, Kitchen/Dining Room, Study.

First Floor

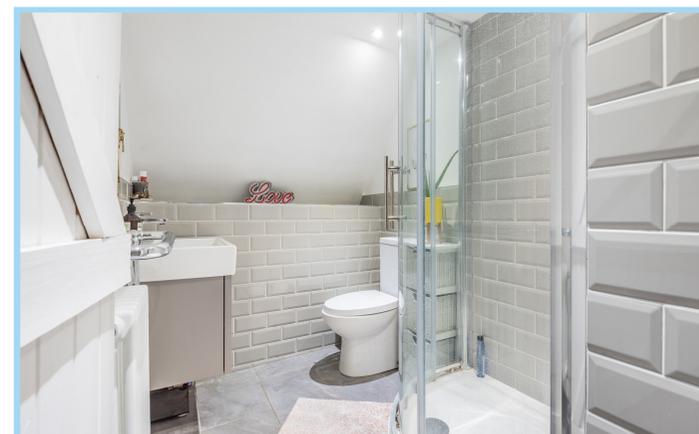
Three Bedrooms, Shower Room.

Outside

Enclosed South West Facing Garden, Parking.



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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 modern 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 Wield Cottage will be found on your left, after short drive, just as you arrive at Townsend Green.

Transport Links

M40 Motorway (Junction 6) - 8 miles.

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

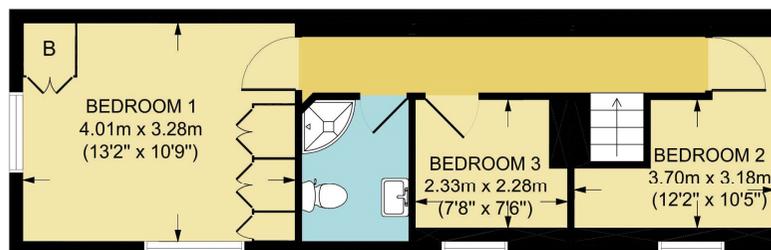
Regular Bus Service 280 - Aylesbury to Oxford via Haddenham, Thame and Wheatley.

Broadband

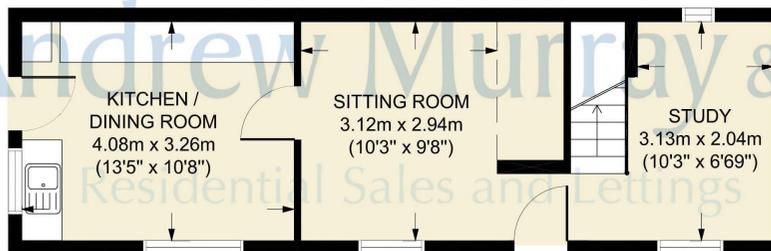
Up to 76 Mbps.

Tenure

Freehold.



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 388 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 388 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 776 SQ FT / 72 SQ M
2 DOLLICOTT, HADDENHAM, BUCKINGHAMSHIRE, HP17 8JG

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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