



28 DOLLICOT
HADDENHAM BUCKINGHAMSHIRE

TIM RUSS
& COMPANY



28 DOLLICOTT HADDENHAM BUCKINGHAMSHIRE

A FANTASTIC OPPORTUNITY TO EXTEND
AND REMODEL THIS ELEGANT DETACHED
EDWARDIAN HOME WHICH NEEDS
COMPLETE RENOVATION

GUIDE PRICE £625,000

- NICK KNOWLES EAT YOUR HEART OUT
- HUGH POTENTIAL
- NO UPPER CHAIN
- A WONDERFUL PROJECT
- DOUBLE GARAGE
- LARGE GARDEN



The Property

This handsome detached four bedroom Edwardian home has oh so much potential. The property is in need of updating throughout and also offers (subject to planning) a larger footprint. The plot is super.

The current accommodation is classically Edwardian

The sitting room has a woodburning stove and stairs leading to the first floor. The family room is also a good size, double doors to the garden make this room lovely and light. The kitchen/dining space is again a good size currently with a range of floor units with work tops. There is plenty of room for a large dining table. Access to the garden is currently via a back door.

On the first floor are four bedrooms and a family bathroom.

This home could be beautiful.

Outside

The front garden is private and there is pedestrian side access to the rear garden. Mainly laid to lawn and a great size, very private and an added bonus of a rear service road which gives access to the double garage

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 and Oxford (around 40 minutes and 30 minutes, respectively). 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.

Post code for SatNav: HP17 8JG

Mortgage

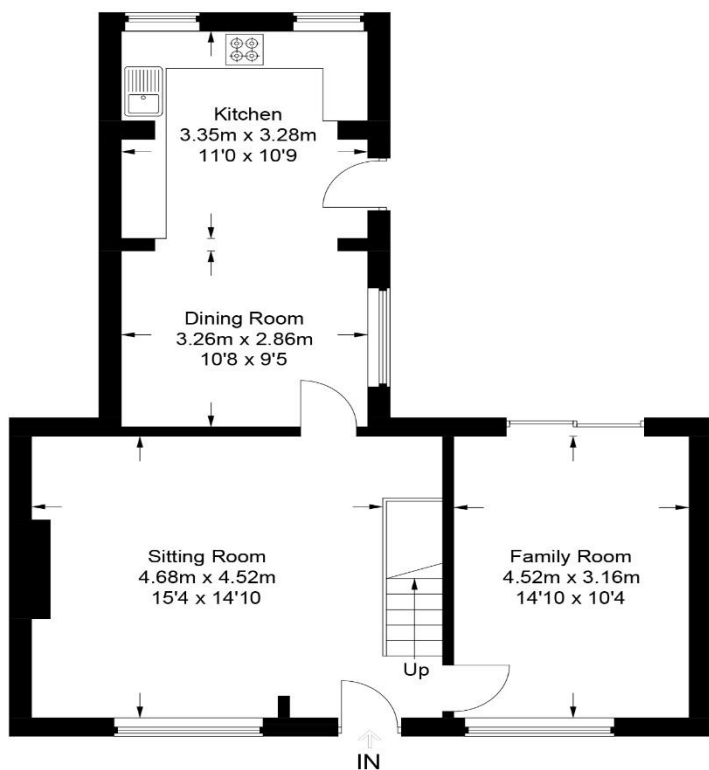
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Additional Information

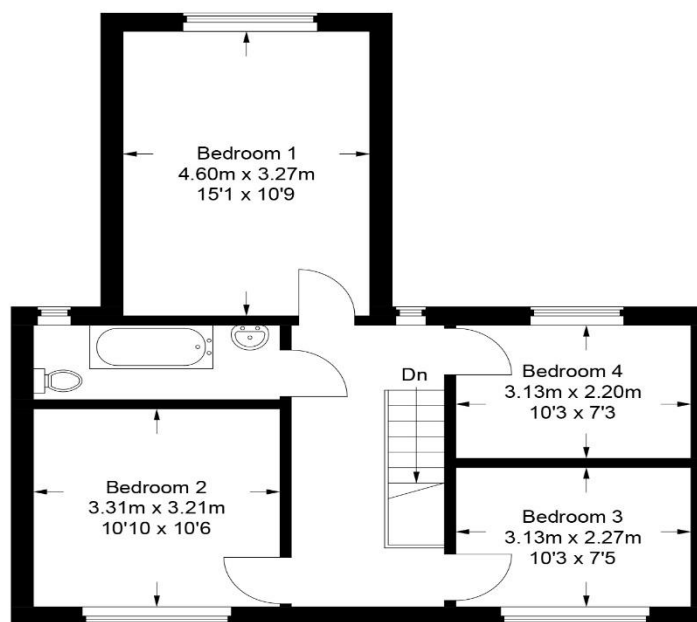
- **Council Tax Band** - E
- **EPC Rating** – E
- **Services** – Mains electricity, water, drainage and gas fired central heating
- **Local Authority** – Buckinghamshire County Council
- **Tenure** - FREEHOLD

Ref: TH/3343

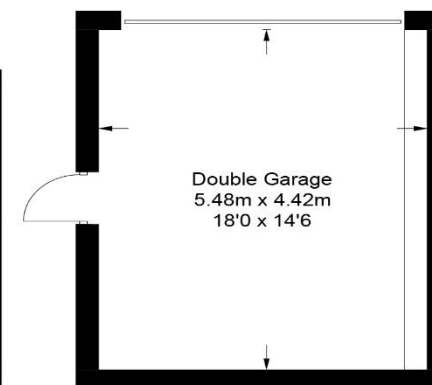




Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

28 Dollicott

Approximate Gross Internal Area
 Ground Floor = 61.0 sq m / 657 sq ft
 First Floor = 55.0 sq m / 592 sq ft
 Garage = 24.0 sq m / 258 sq ft
 Total = 140.0 sq m / 1,507 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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112 High Street, Thame, Oxon OX9 3DZ

T: 01844 217722

E: thame@timruss.co.uk

www.timruss.co.uk

TIM RUSS
& COMPANY