



Cotts Field, Haddenham - HP17 8NN

Offers Over £550,000

 **TIM RUSS**
& Company



8 Cotts Field

Haddenham, Buckinghamshire

- BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOME
- EXCEPTIONALLY WELL LOCATED FOR ACCESS TO THE RAILWAY STATION
- WELL APPOINTED GARDEN WITH TERRACED AREA. PERFECT FOR ENTERTAINING
- TWO RECEPTION SPACES PLUS A LIGHT AND SPACIOUS KITCHEN/DINING ROOM
- PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM
- DRIVEWAY PARKING PLUS A GARAGE



Cotts Field

Haddenham, Buckinghamshire

COMPETITIVELY PRICED! A beautifully presented four-bedroom family home located within walking distance of both the railway station and the village amenities.

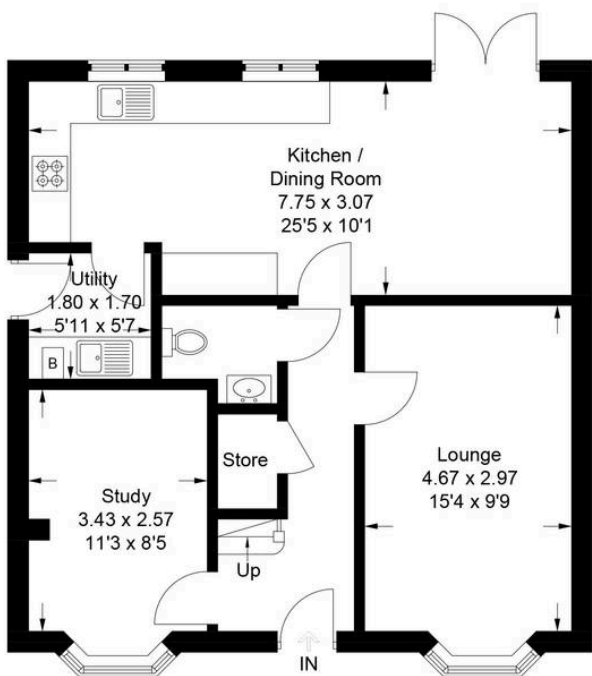
The entrance hall leads to all the reception spaces within this charming home. The pretty sitting room has a lovely bay window which allows the light to flood into this space. The study is of a great size and a perfect room to work from home. Special mention must be made of the kitchen/dining space. Both light and spacious. The kitchen area is fitted with a comprehensive range of floor and wall units with integrated appliances including a built in oven and gas hob with extractor fan over. The glazed double doors from the dining area allows access to the rear garden. There is a useful utility room and a cloakroom which concludes the ground floor accommodation. The first floor offers four bedrooms and a family bathroom. The principal bedroom of which has a lovely shower room. A super family home.

Outside: To the side of the property is driveway parking and access to the single garage. There is also gated pedestrian access to the rear garden. The garden is of a good size, laid to lawn with beautifully planted borders. a large area of paved terrace compliments this space and is perfect for entertaining. There is also access to the garage via a side door. Very useful

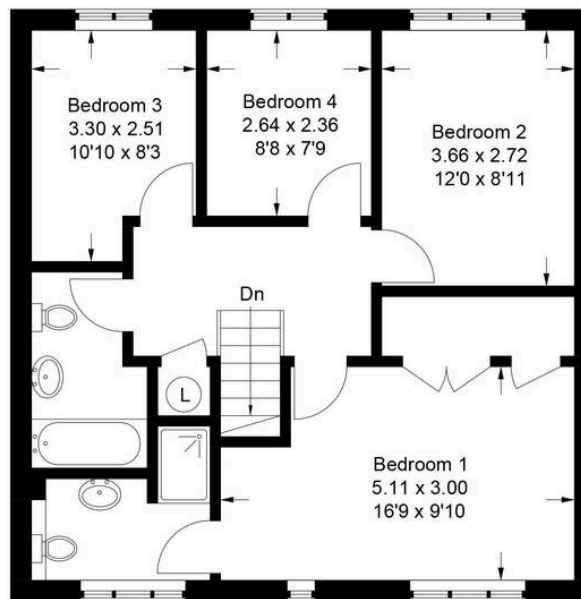
Council Tax band: F Tenure: Freehold

EPC Energy Efficiency Rating: B

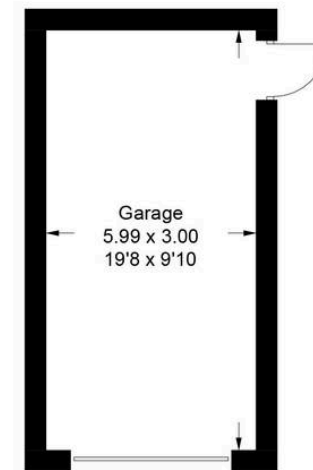




Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

8 Cotts Field

Approximate Gross Internal Area
Ground Floor = 62.2 sq m / 670 sq ft
First Floor = 60.8 sq m / 654 sq ft
Garage = 18.3 sq m / 197 sq ft
Total = 141.3 sq m / 1,521 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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