



Dovecote Close, Haddenham - HP17 8BS

Guide Price £635,000

 **TIM RUSS**  
& Company





## 8 Dovecote Close

Haddenham, BUCKINGHAMSHIRE

- A SUBSTANTIAL DETACHED FAMILY HOME LOCATED IN A QUIET CLOSE WITHIN THIS FINE VILLAGE
- RECONFIGURED BY THE CURRENT OWNERS WITH SCOPE TO GO A TAD FURTHER IF SO DESIRED
- FOUR BEDROOMS TWO BATHROOMS (PLEASE NOTE ONE BEDROOM IS LOCATED ON THE GROUND FLOOR)
- WELL APPOINTED KITCHEN LEADING TO A GOOD SIZED CONSERVATORY
- SITTING ROOM WITH WOOD BURNING STOVE
- ANNEX POTENTIAL
- GOOD SIZED GARDENS
- DRIVEWAY PARKING FOR SEVERAL VEHICLES
- WITHIN WALKING DISTANCE OF ALL VILLAGE AMENITIES INCLUDING THE RAILWAY STATION





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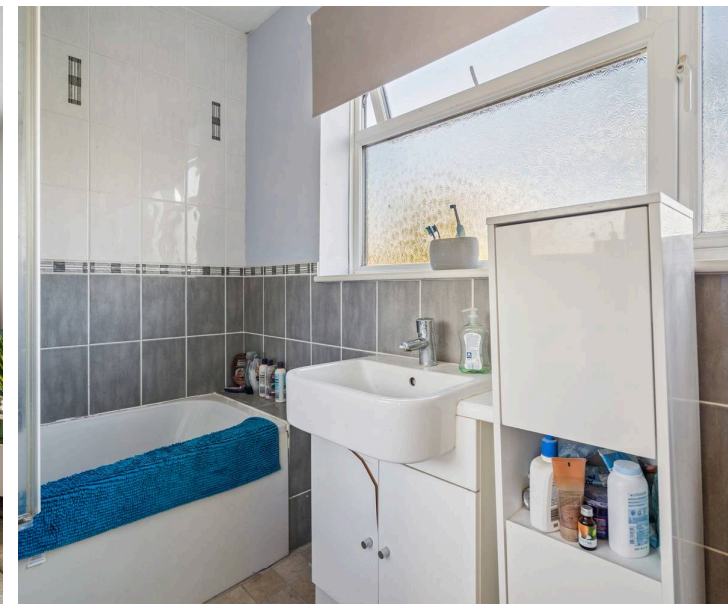
Located in a quiet close in the heart of a charming village, this sizeable detached family home offers a blend of comfort and potential. Skilfully reconfigured by its current owners, the property boasts four bedrooms and two bathrooms, with the convenience of a ground floor bedroom. The well-appointed kitchen flows seamlessly into a generously sized conservatory, perfect for enjoying the changing seasons. A cosy sitting room, complete with a wood-burning stove, sets the scene for relaxing evenings. With additional annexe potential, this home provides flexibility to suit various needs.

Outside, the property features ample gardens and a driveway offering parking for several vehicles. Situated within strolling distance of village amenities, including the railway station, This home has huge potential to place your own stamp  
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





**Ground Floor**  
**First Floor**  
**8 Dovecote Close, Haddenham Buckinghamshire, HP18 0BS, Bucks**

Approximate Gross Internal Area  
 Ground Floor = 96.1 sq m / 1,034 sq ft  
 First Floor = 44.1 sq m / 475 sq ft  
 Total = 140.2 sq m / 1,509 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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**Tim Russ and Company**

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