



Cotts Field, Haddenham - HP17 8NN

Guide Price £665,000

 **TIM RUSS**
& Company



7 Cotts Field

Haddenham, Buckinghamshire

- BEAUTIFULLY PRESENTED FOUR DOUBLE BEDROOM DETACHED HOME
- LARGE KITCHEN WITH ADJOINING DINING ROOM
- PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM
- WITHIN A SHORT STROLL OF THE RAILWAY STATION AND VILLAGE AMENITIES
- ATTRACTIVE PRIVATE GARDEN WITH ENTERTAINING TERRACE
- BOTH GARAGE AND DRIVEWAY PARKING
- ELEGANT SITTING ROOM WITH LIGHT FLOODING IN
- STUDY/FAMILY ROOM



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Positioned in a sought-after location, this beautifully presented four double bedroom detached home offers a blend of elegance and comfort. Stepping inside, you are greeted by a large kitchen, perfect for culinary adventures, with an adjoining dining room for delightful meals with loved ones. The principal bedroom boasts an ensuite shower room for added privacy and convenience. With a short stroll to the railway station and village amenities, convenience is at your doorstep.

The elegant sitting room invites natural light to flood in, creating a warm and inviting atmosphere. A study/family room provides flexibility for work or leisure activities. This home also features an attractive private garden with an entertaining terrace, ideal for hosting gatherings. Complete with both garage and driveway parking, practicality meets style seamlessly in this charming home.

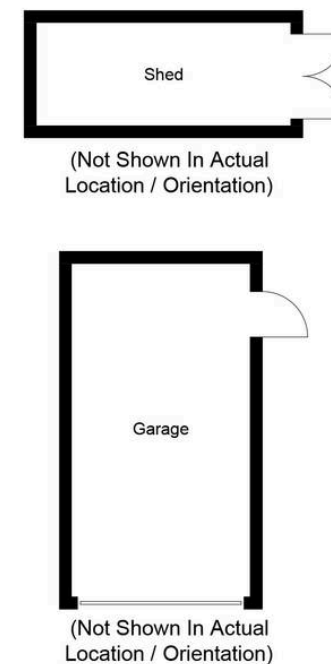
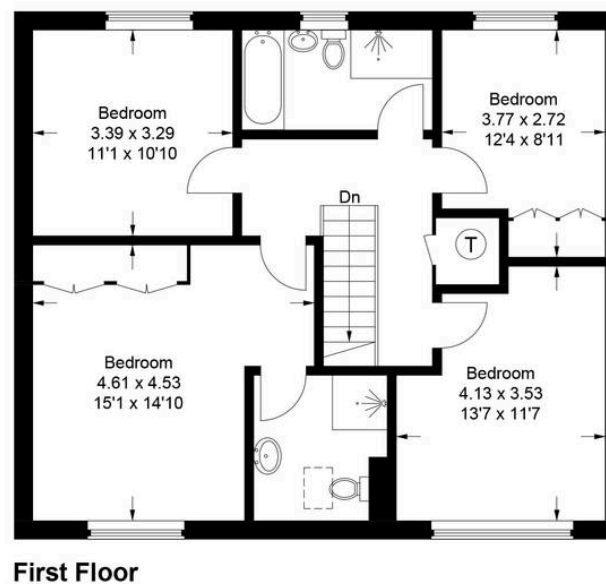
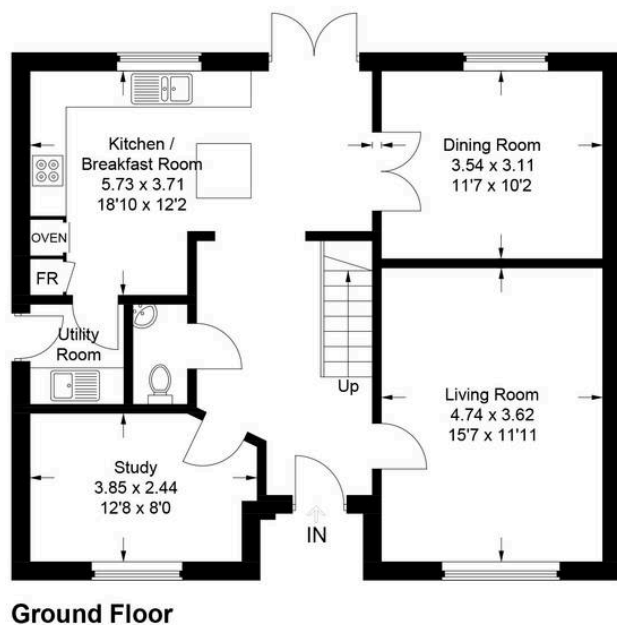
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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Approximate Gross Internal Area
 Ground Floor = 74.5 sq m / 802 sq ft
 First Floor = 76.5 sq m / 823 sq ft
 (Excluding Garage / Shed)
 Total = 151.0 sq m / 1,625 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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