



The Cider House, Churchway, Haddenham - HP17 8JU

Guide Price £795,000

 **TIM RUSS**
& Company



The Cider House, Churchway

Haddenham, BUCKINGHAMSHIRE

- STUNNING PERIOD COTTAGE WITH THREE DOUBLE BEDROOMS AND THREE BATHROOMS
- WALLED GARDENS WITH OUTDOOR SWIMMING POOL
- QUIRKY SPLIT LEVEL ACCOMMODATION OVER THREE FLOORS WITH THE ADDED BONUS OF A GREAT WINE CELLAR
- BOTH THE SITTING ROOM AND THE DINING ROOM ENJOY OPEN FIREPLACES
- LOCATED ON THE EDGE OF THIS HIGHLY REGARDED VILLAGE
- FULL OF CHARACTER FEATURES
- GREAT SCHOOL CATCHMENTS



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This charming period home is presented in lovely order throughout. It is both quirky and spacious. An interesting layout with many levels, which include not only a cellar but a gorgeous loft room.

The Cider House is located on the edge of this highly regarded village and has so much to offer.

The entrance hall allows access to the ground floor accommodation. A few steps rise to the sitting room, a great size complete with a stunning open fireplace adorning this space. The kitchen is well appointed with a range of fitted units, doors out to the garden and stairs down accessing the cellar. A great size and would accommodate many bottles of wine. The dining room is positioned at the other end of the cottage and again has a lovely fireplace. The sun room and a cloakroom concludes the ground floor. To the first floor which is split level the principal bedroom suite enjoys a dressing room and ensuite bathroom. The second bedroom also has an ensuite shower room. A further bathroom is also located on this floor. The second floor has a third double bedroom which could be used as a large study if required.

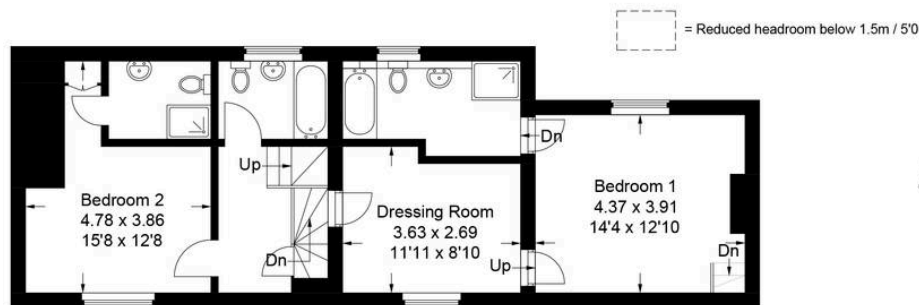
Outside:

Special mention must be made of the garden. Stunning. Walled and beautifully planted. Meandering paths which lead to the pool area. Large paved terraces to enjoy entertaining your friends. There is a double garage and two useful storage areas within the barn.

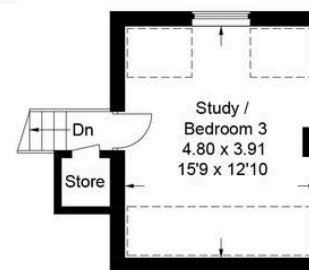
Additional Information: Council Tax G EPC: F

Services – Mains electricity, water, drainage and gas fired central heating.

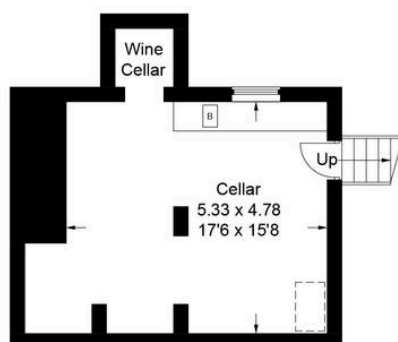




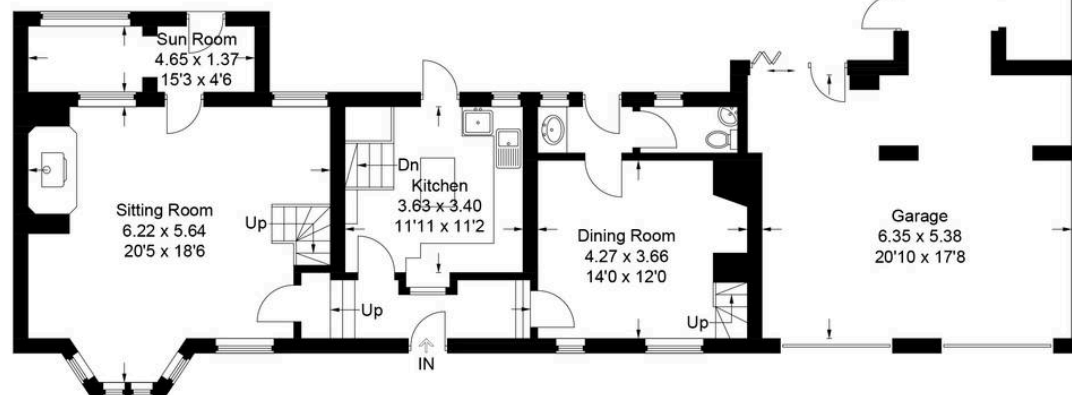
First Floor



Second Floor



Lower Ground Floor



Ground Floor

The Cider House

Approximate Gross Internal Area

Lower Ground Floor = 32.5 sq m / 350 sq ft

Ground Floor = 79.6 sq m / 857 sq ft

First Floor = 65.0 sq m / 700 sq ft

Second Floor = 21.9 sq m / 236 sq ft

Total = 199.0 sq m / 2143 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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Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.
For more information please visit our website.



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