



Dovecote Close, Haddenham - HP17 8BS

Guide Price £575,000

**TR** TIM RUSS  
& Company



## 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



# 8 Dovecote Close

Haddenham, Buckinghamshire

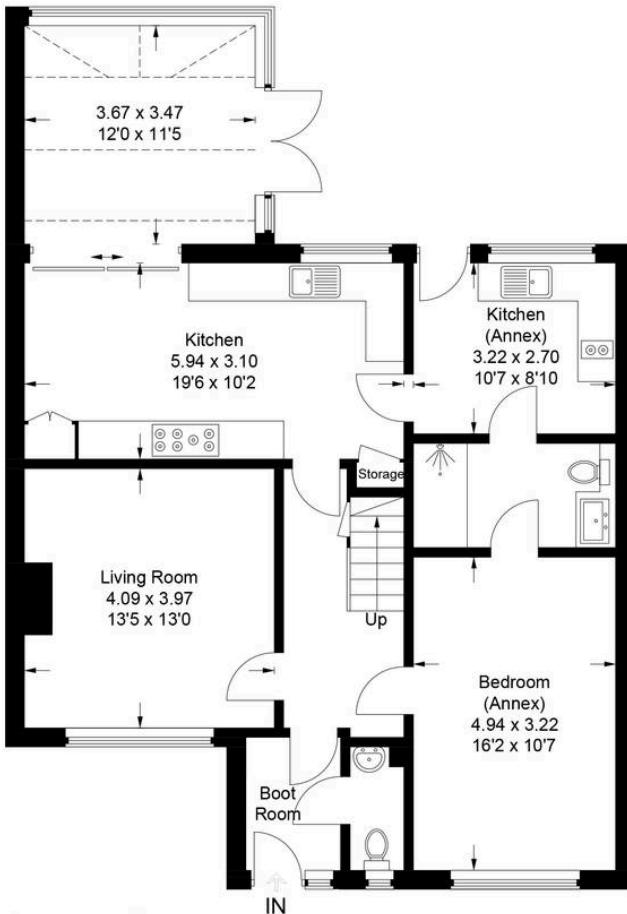
Located in a quiet close in the heart of a charming village, this sizeable detached family home offers a blend of comfort and potential. Skilfully reconfigured by its current owners, the property boasts four bedrooms and two bathrooms, with the convenience of a ground floor bedroom. The well-appointed 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

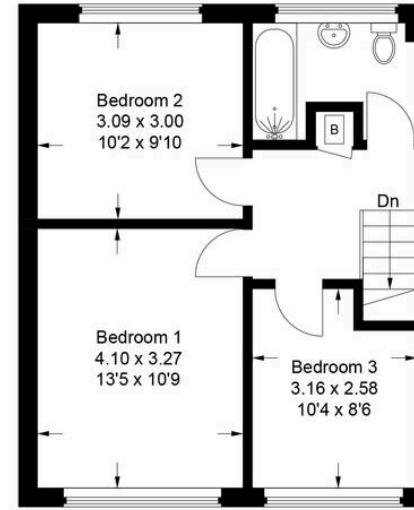
Tenure: Freehold

EPC Energy Efficiency Rating: D





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.

© CJ Property Marketing Ltd Produced for Tim Russ & Company

## Tim Russ and Company

Tim Russ & Co, 112 High Street - OX9 3DZ

01844 217722 • [thame@timruss.co.uk](mailto:thame@timruss.co.uk) • [timruss.co.uk/](http://timruss.co.uk/)

By law we must verify every seller and buyer for anti-money laundering purposes.

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.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.