



Haresfield, 32 Dollicott, Haddenham - HP17 8JG

Guide Price £1,100,000

 **TIM RUSS**  
& Company



## Haresfield, 32 Dollicott

Haddenham, Buckinghamshire

- Impressive detached period residence blending elegant early 20th-century character with thoughtfully designed modern family living
- Beautifully extended by the current owners, retaining original features including high ceilings, ceiling roses and picture rails throughout
- Stunning open-plan kitchen, breakfast and dining room with underfloor heating, AGA, quartz worktops and bi-fold doors opening onto the garden
- Two elegant bay-fronted reception rooms, each featuring a Clearview multi-fuel stove, providing exceptional entertaining and living space
- Five generous bedrooms, including two en-suites, a family bathroom and a versatile second-floor bedroom or home office
- Exceptional west-facing cottage-style garden with a stone terrace, mature planting, fruit trees and a charming ivy-clad garden outbuilding
- Generous shingled driveway and detached garage, with further potential to add an additional garage (subject to the necessary planning permissions)
- A beautifully presented family home offering over a century of character, outstanding kerb appeal and superb indoor-outdoor living



Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D



# Haresfield, 32 Dollicott

Haddenham, Buckinghamshire

Haresfield is an impressive detached period home that blends the character of early 20th-century architecture with the practicality of modern family living. Featuring a striking clay tiled roof, decorative brickwork and elegant bay windows, the property has been sympathetically extended while retaining many original features, including high ceilings, fireplaces, ceiling roses and picture rails.

A generous shingled driveway provides ample off-road parking, while the landscaped front garden creates an attractive approach. There is also potential to add a garage to the side, subject to the necessary consents.

Inside, a welcoming entrance hall leads to the heart of the home – a superb open-plan kitchen, breakfast and dining room with underfloor heating, shaker-style units, quartz worktops, an AGA, pantry and bi-fold doors opening onto the rear terrace. Two elegant bay-fronted reception rooms, each with a Clearview multi-fuel stove, provide versatile living and entertaining space, while a cloakroom completes the ground floor.

The first floor offers four generous double bedrooms, two with en-suite shower rooms, together with a family bathroom. The second floor provides an excellent fifth bedroom or home office with Velux windows and useful eaves storage.

Outside, the beautifully established west-facing rear garden is a particular highlight. A spacious stone terrace overlooks a private lawn surrounded by mature planting, colourful cottage-style borders and fruit trees. An attractive ivy-clad outbuilding provides flexible space as a studio, workshop or store, completing this exceptional family home.





### 32 Dollicot, HP17 8JG

Approximate Gross Internal Area  
 Ground Floor = 84.9 sq m / 914 sq ft  
 First Floor = 78.8 sq m / 848 sq ft  
 Second Floor = 18.6 sq m / 200 sq ft  
 Garage / Workshop = 18.6 sq m / 200 sq ft  
 Total = 200.9 sq m / 2162 sq ft



Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.  
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## Tim Russ and Company

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