





# Barney Cottage, 2 Southend, Haddenham, Buckinghamshire, HP17 8BH



## Accommodation

### Ground Floor

Entrance Hall, Sitting Room, Dining Room, Family Room, Kitchen/Breakfast Room, Study, Cloakroom. Garage and Workshop.

### First Floor

Master Bedroom with ensuite Shower Room, Three further Bedrooms, Family Bathroom.

### Outside

Enclosed West Facing Gardens, Driveway Parking.

## Barney Cottage, Southend

The spacious family accommodation is arranged over two floors. At the front of the house lays the dining room (with old cast iron range) and sitting room with alcoves and charming old marble Adams style fireplace, both rooms enjoying views of the stone-walled front garden and magnificent magnolia tree. A well fitted country kitchen with Aga, stone flagged floors and black honed granite work surfaces is to be found off the spacious open hallway, where a further door leads to a well-equipped study with bespoke fitted furniture. Panelled doors open into the family/games room with wooden floors, log burning stove and French doors to the back garden. A panelled staircase leads to the four bedrooms, the master being equipped with an en suite. The family bathroom with roll top bath services the other bedrooms which are all to be found with good storage facilities. Outside, a back yard leads to the charming, predominantly walled back garden which sits at a tangent to the house. This is fully enclosed and is laid mainly to lawn incorporating a productive apple tree, topiared box trees and ponds with waterfalls. There is a large pergola-enclosed patio area and further seating areas and potting shed. The house has a front garden with driveway to large garage and workshop. There is also a side garden with a capped well and additional parking space.





# Barney Cottage, 2 Southend, Haddenham, Buckinghamshire, HP17 8BH



## Haddenham

The picturesque and historic village of Haddenham is set on the Buckinghamshire / South Oxfordshire borders. It offers an array of local amenities including a village hall, a library, Primary and Middle schools, a variety of shops, cafés, pubs and restaurants, a garage, a health centre and a pharmacy. This active village runs a number of village events and has a busy social scene with a variety of local clubs. It boasts some delightful period buildings and a picturesque village green with a duck pond overlooked by the church.

More comprehensive recreational and shopping facilities can be found in Thame, about 2½ miles away, and in Aylesbury and Oxford, about 5 and 12 miles away respectively.

Fast train services from Haddenham to London Marylebone are now within 38 minutes making the property an ideal commuter home.





# Barney Cottage, 2 Southend, Haddenham, Buckinghamshire, HP17 8BH

## Directions

Leave Thame in a north-easterly direction travelling on the A418 towards Aylesbury. After about  $\frac{2}{3}$  mile fork right, signposted to Haddenham. Continue for about a mile and turn right into Station Road. Proceed into the village and take the second turning on your left into Townside. Proceed up Townside and Southend is the fifth turning on your right.

## Transport Links

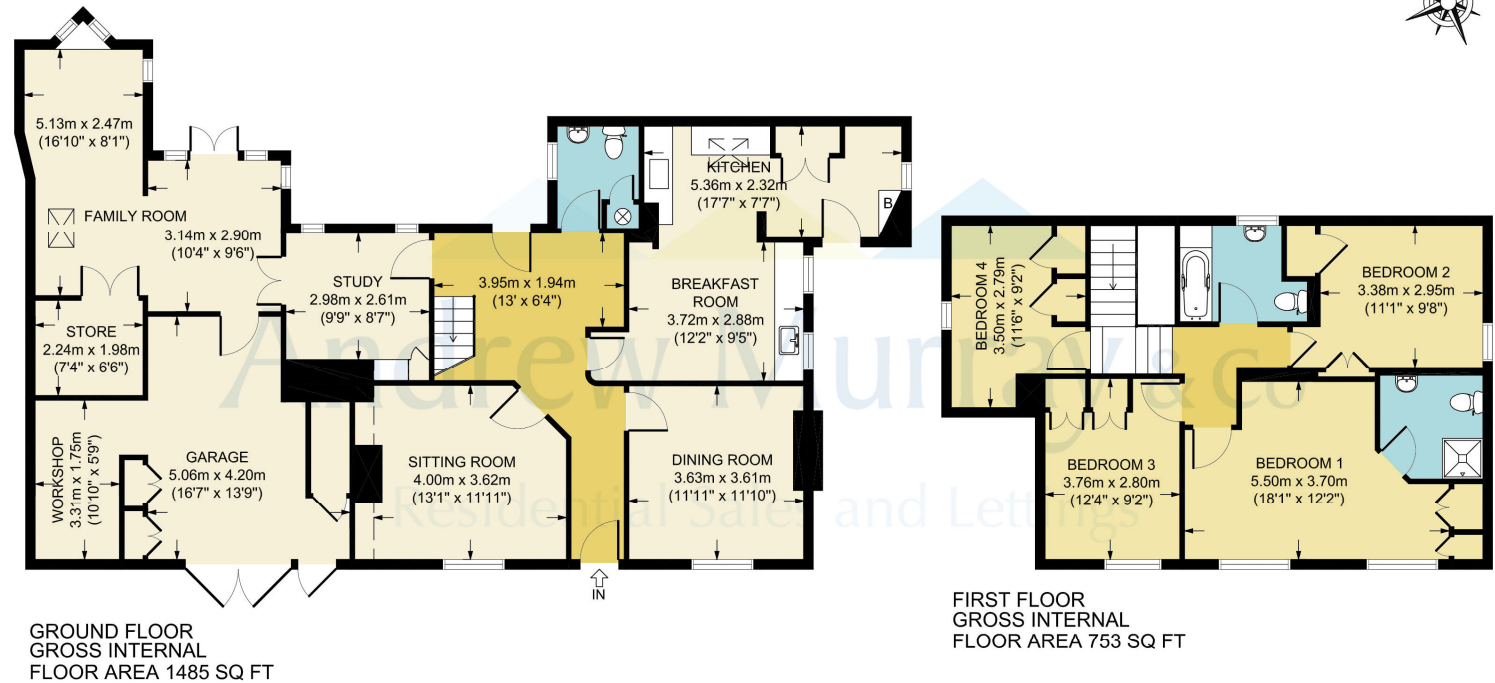
M40 Motorway (Junction 6) - 8 miles

Haddenham and Thame railway station - 1 mile - (London Marylebone from 38 minutes)

Regular Bus Service 280 - Aylesbury to Oxford via Haddenham, Thame and Wheatley.

## Tenure

Freehold



APPROX. GROSS INTERNAL FLOOR AREA 2239 SQ FT / 208 SQ M  
BARNEY COTTAGE, 2 SOUTHEND, HADDENHAM, HP17 8BH

## Services

Mains gas, electricity, water and drainage.

## Local Authority

Aylesbury Vale District Council - [www.aylesburyvaledc.gov.uk](http://www.aylesburyvaledc.gov.uk)

## Tax Band

F

Andrew Murray & Co. for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute part of, an offer or contract. (2) All descriptions, dimensions, references to condition, permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Andrew Murray & Co. has any authority to make or give any representation or warranty whatever in relation to this property. (4) They do not hold themselves responsible for any expense incurred in viewings.

**Andrew Murray & Co**  
98 High Street, Thame,  
Oxfordshire, OX9 3EH

**01844 211800**  
[sales@andrew-murray.co.uk](mailto:sales@andrew-murray.co.uk)  
[www.andrew-murray.co.uk](http://www.andrew-murray.co.uk)