



# Wield Cottage, 2 Dollicott, Haddenham, Buckinghamshire, HP17 8JG



## Accommodation

### Ground Floor

Sitting Room, Kitchen/Dining Room, Study.

### First Floor

Three Bedrooms, Shower Room.

### Outside

Enclosed South West Facing Garden, Parking.

## Wield Cottage, 2 Dollicott

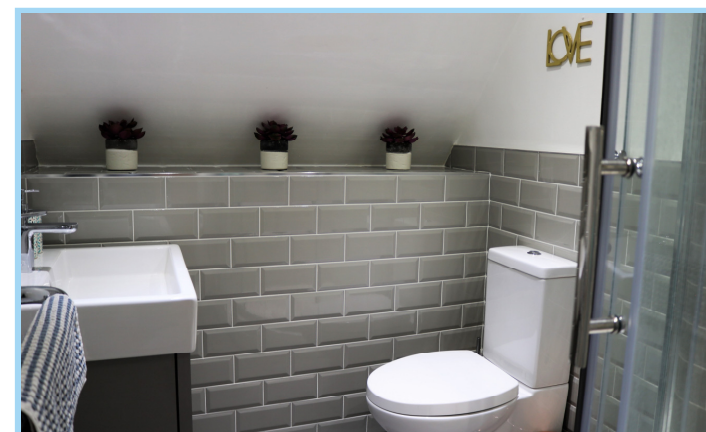
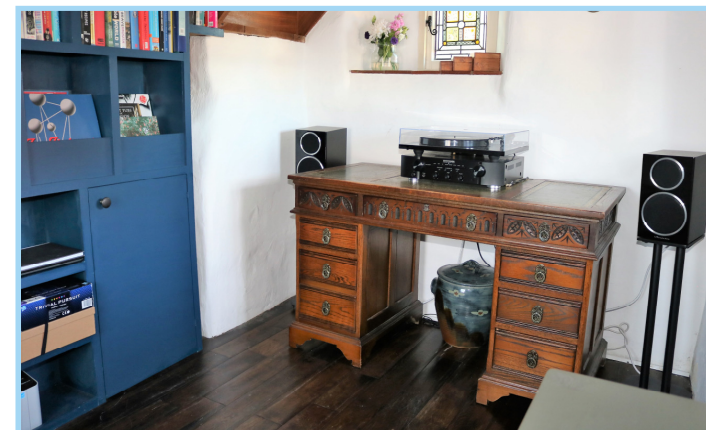
Pleasantly set to the corner of one of the village greens and in the Conservation Area, this is a charming detached three bedroom period cottage with a lovely, recently re-landscaped and re-fenced, secluded south west facing garden and gated off-street parking. The property is beautifully presented and has been tastefully redecorated by the current owners bringing to the fore a host of period features, including exposed timbers, an inglenook fireplace with wood burning stove and an ornate stained glass window. A brand new shower room has been fitted out and the gas central heating has been overhauled, including a new combination boiler. The property is offered for sale with no onward chain.

Downstairs, there is a good size fitted kitchen / dining room with ample storage and space for a dining table and chairs, a feature exposed herringbone brick wall and access into the garden. Adjoining the kitchen is a bright sitting room with inglenook fireplace and solid wood floor. A short passage, with the large imposing wooden front door, leads through to a useful study or playroom. Upstairs, there are three bedrooms with lovely outlooks and a refitted shower room.

Outside, there is a re-landscaped and re-fenced south west facing garden, laid mainly to lawn an impressive Cyprus tree. Behind the cottage is a large new garden shed and a secluded gravel area, ideal for outside dining in the warmer months, and, to the end of the garden, is a gated parking area, which could be further extended, if required.



# Wield Cottage, 2 Dollicott, Haddenham, Buckinghamshire, HP17 8JG



## Haddenham

The picturesque and historic village of Haddenham is set on the Buckinghamshire / South Oxfordshire border. It offers an array of local amenities including a village hall, a library, Primary and Middle schools, a variety of local shops, cafés, pubs and restaurants, a garage with filling station, 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 throughout the village 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.

Unrivalled transport connections include fast train services from Haddenham to Oxford, Bicester, Birmingham and London Marylebone (within 38 minutes), a popular and regular bus service linking Haddenham to Thame, Oxford and Aylesbury and the village is located within easy reach of the M40 motorway, junctions 6, 7 and 8.

# Wield Cottage, 2 Dollicott, Haddenham, Buckinghamshire, HP17 8JG

## 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 into the village and proceed towards the centre. Turn left into Dollicott just before the Rising Sun pub and Wield Cottage will be found on your left, after some distance, as you arrive at Townsend Green.

## Transport Links

M40 Motorway (Junction 6) - 8 miles.

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

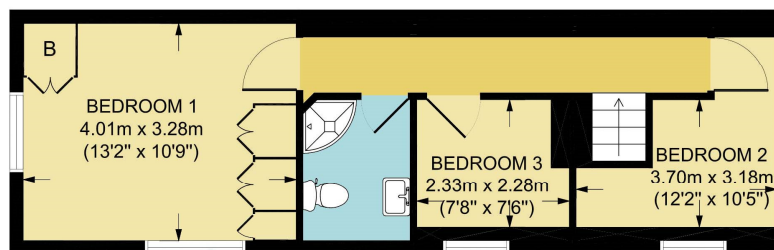
Regular Bus Service 280 - Aylesbury to Oxford via Haddenham, Thame and Wheatley.

## Broadband

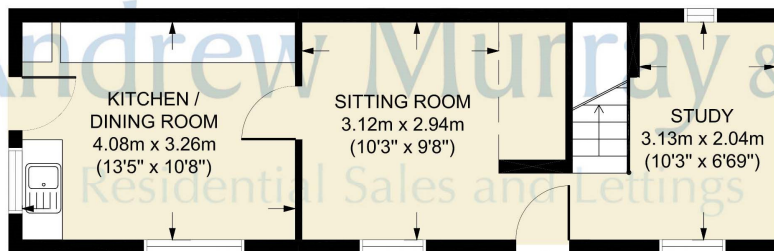
Up to 76 Mbps.

## Tenure

Freehold.



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 388 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 388 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 776 SQ FT / 72 SQ M  
2 DOLLICOTT, HADDENHAM, BUCKINGHAMSHIRE, HP17 8JG

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



## Services

Mains gas, electricity, water and drainage.

## Local Authority

Aylesbury Vale District Council.

## Tax Band

E

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  
www.andrew-murray.co.uk