





# Barton Farm Cottage, 49 Townside, Haddenham, Buckinghamshire, HP17 8AW



## Barton Farm Cottage

Quietly tucked away in a courtyard setting in the heart of this popular village, this is an attractively presented 3/4 bedroom, semi-detached, modern family home with beautifully landscaped and surprisingly large garden to the rear and driveway parking and a carport to the front.

The front door leads into a welcoming entrance hall with a guest cloakroom and stairs rising to the first floor. The principal living accommodation downstairs consists of wonderful and bright open plan space with a fully fitted modern kitchen with ample storage, a spacious dining area with large picture windows overlooking the garden and a large sitting area with full height windows and French windows leading into the garden. The additional good size ground floor room could be used either as a family room or as a further double bedroom. Upstairs, there is a master bedroom with an ensuite shower room and built-in wardrobes, two further bedrooms and a family bathroom.

Coupled with the impressive living space, an undoubted feature of this property is the stunning garden. Adjoining the house is a more formal landscaped area with paving and gravel areas, planted borders and a terracotta terrace with a large pergola providing an area for outside dining during the warmer months. Beyond is a further gravel area with brick boundaries, formal beds and a large timber shed. Beyond this is a more natural garden with a large lawn surrounded by varied and well-stocked mature borders, mature trees and a timber gazebo. To the front of the property, and approached via a private courtyard, there is a single carport and two parking spaces.

## Accommodation

### Ground Floor

Entrance Hall, Sitting/Dining Room, Kitchen/Breakfast Room, Family Room/Bedroom 4, Cloakroom.

### First Floor

Landing, Master Bedroom, Two Further Bedrooms, Family Bathroom.

### Outside

Enclosed Landscaped Garden, Driveway Parking, Carport.





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## 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 a 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.





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## 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 towards the village and turn right into Station Road, shortly after the 'Haddenham' sign. Continue to the village and take the first left into Townside. Proceed up Townside and the property can be found, set back from the road in a courtyard location, after a short drive on your right.

## Transport Links

M40 Motorway (Junction 7) - 8 miles.

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

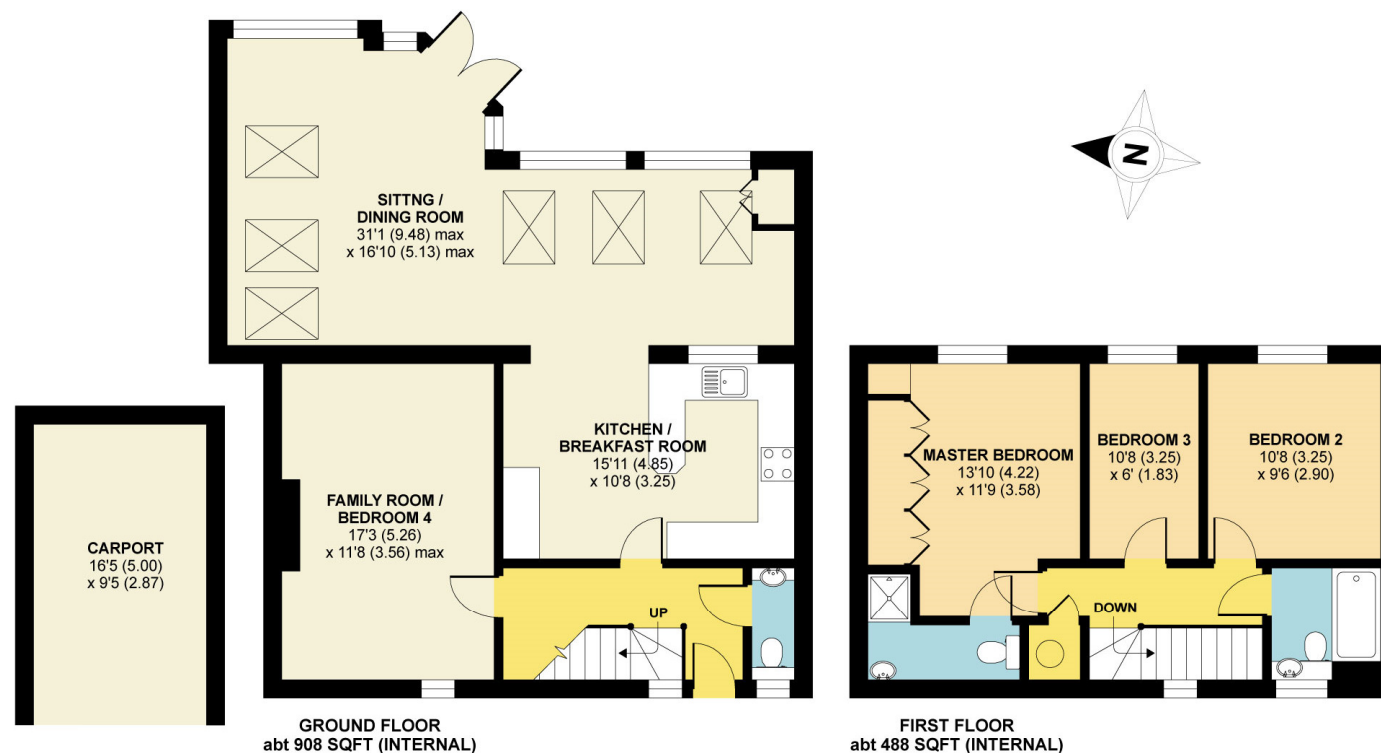
Regular Bus Service 280 - Aylesbury to Oxford via Haddenham, Thame and Wheatley.

## Broadband

Superfast enabled; Up to 76 Mbps.

## Tenure

Freehold.



**Andrew Murray & Co**  
Residential Sales and Lettings

APPROX. GROSS INTERNAL FLOOR AREA 1396 SQ FT 129.7 SQ METRES (EXCLUDES CARPORT)

**Townside, Haddenham, Aylesbury, HP17**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

## Services

Mains gas, electricity, water and drainage.

## Local Authority

Aylesbury Vale District Council.

## Tax Band

F

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