



The Bone House

10 High Street,
Haddenham, Buckinghamshire
HP17 8ER

Guide Price
£415,000

RB REASTON BROWN

Two-Bedroom Detached Grade II Listed Cottage in Haddenham, Tastefully Modernized Without Compromising Original Character, Featuring Updated Kitchen and Bathroom, Unique Witchert Exterior, and a Tranquil Private Garden.

This charming Grade II listed detached cottage, nestled in the heart of Haddenham, traces its roots back to 1807. This delightful two-bedroom residence seamlessly merges historical allure with modern comfort, offering a unique and enchanting living space. Upon entering the home, the harmonious blend of old and new becomes evident. The current owners have thoughtfully updated the property without compromising its inherent charm and character. The refurbished kitchen, equipped with modern appliances, inspires culinary creativity, while the updated bathroom ensures a refreshing environment with contemporary fixtures. This home's efficiency is enhanced by the installation of a new boiler and replacement of radiators, effectively combining historical charm with present-day practicality. The house's 'Witchert' exterior, showcasing subtle motifs of hearts, diamonds, and ancient tools, adds a distinctive touch, making this a truly one-of-a-kind residence. Moving to the outside, the private cottage garden provides a tranquil retreat. Rich in greenery, this outdoor space is perfect for relaxation and entertainment. The terrace, ideal for early evening drinks and snacks, encapsulates the property's soothing ambiance. Overall, this Haddenham cottage is a rare gem. It presents an opportunity to own a piece of history, enhanced with modern conveniences and nestled in a community rich with heritage. This property promises a unique living experience that seamlessly blends past and present. In conclusion, this Haddenham cottage is a truly special property. It offers a unique opportunity to own a piece of history, coupled with the convenience and comfort of modern upgrades. Whether you're a history buff, a lover of unique architecture, or someone seeking a charming, well-appointed home, this delightful two-bedroom cottage is bound to captivate. Councils tax band E.

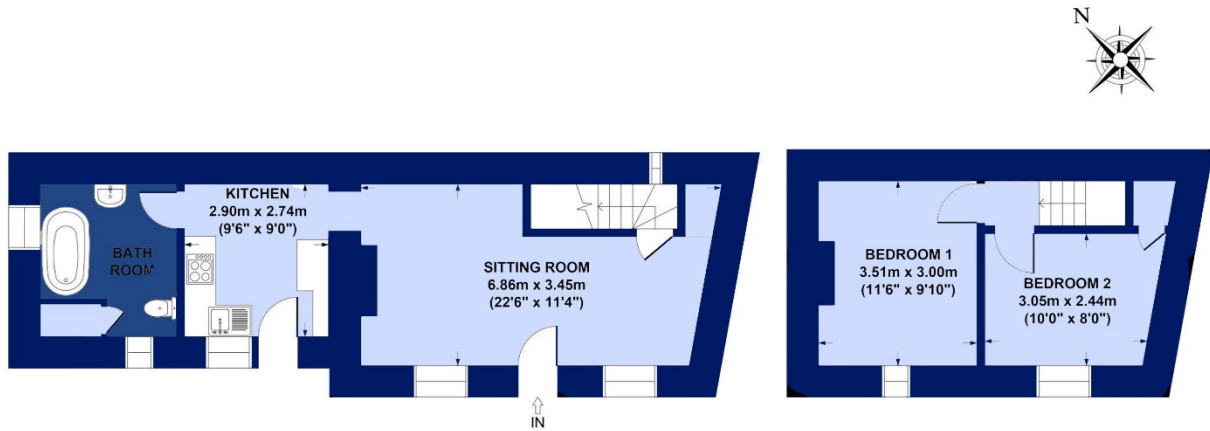
Situation

Haddenham, a charming Buckinghamshire village, offers a blend of pastoral tranquillity and contemporary conveniences. Conveniently located three miles from Thame, it provides a host of amenities including a local Co-op and a Waitrose supermarket in nearby Thame. The Thame & Haddenham Parkway rail station, with direct fast-train service to London Marylebone, is a major draw for commuters and families. Local education is outstanding, with several quality schools including Haddenham Community Infant School, Haddenham Junior School, and St Mary's Church of England School. The village is also in the catchment area for highly regarded grammar schools, and there are a number of private schools in the area. The village boasts architectural treasures like the Norman-origin St Mary the Virgin Church, and a museum nestled in a former schoolroom. Local amenities include independent food shops, a doctor's surgery, a library, and a garden centre. The dining scene offers a variety of choices in the local area, catering to a range of tastes. The well-known Tiggywinkles animal hospital signifies the village's deep-rooted respect for the environment. Haddenham truly encapsulates the essence of a thriving community life, complete with modern conveniences, making it an idyllic place to reside for those seeking both historical charm and contemporary living.

The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.







Approx. Gross Internal Floor Area 464 Sq Ft (64 Sq M)
10 High Street, Haddenham, Buckinghamshire, HP17 8ER

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



Viewing is Strictly by Appointment through Reaston Brown

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