



Cotts Field, Haddenham - HP17 8NN

Guide Price £650,000

**TR** TIM RUSS  
& Company





## 10 Cotts Field

Haddenham, BUCKINGHAMSHIRE

- A SUBSTANTIAL FIVE BEDROOM HOME LOCATED IN A TOP DRAW POSITION CLOSE TO THE RAILWAY STATION
- SITTING ROOM WITH DOUBLE DOORS ONTO GARDEN
- BEAUTIFULLY APPOINTED KITCHEN/DINING/FAMILY SPACE
- FAMILY ROOM/STUDY
- FOUR FIRST FLOOR BEDROOMS WITH TWO BATHROOMS (ONE BEING AN ENSUITE)
- PRINCIPAL SUITE ON THE SECOND FLOOR WITH BEAUTIFULLY APPOINTED SHOWER ROOM AND A POTENTIAL DRESSING AREA
- GARAGE AND DRIVEWAY PARKING
- EXCEPTIONAL GARDEN PLANTED WITH THOUGHT AND CLEVER DESIGN



# 10 Cotts Field

Haddenham, BUCKINGHAMSHIRE

This substantial five-bedroom family home occupies a highly sought-after position, conveniently located within easy reach of the railway station. Designed with both modern living and entertaining in mind, the property offers generous and well-balanced accommodation arranged over three floors.

The ground floor features a welcoming sitting room with double doors opening directly onto the garden, creating a seamless connection between indoor and outdoor living. At the heart of the home is a beautifully appointed kitchen/dining/family space, ideal for everyday family life and social gatherings, complemented by a versatile family room or study.

On the first floor are four well-proportioned bedrooms served by two stylish bathrooms, including an ensuite. The second floor is dedicated to an impressive principal suite, complete with a beautifully appointed shower room and space suitable for a potential dressing area. Externally, the property benefits from a garage and driveway parking, while the exceptional garden has been thoughtfully planted and cleverly designed to provide an attractive and private outdoor retreat.

Council Tax band: G

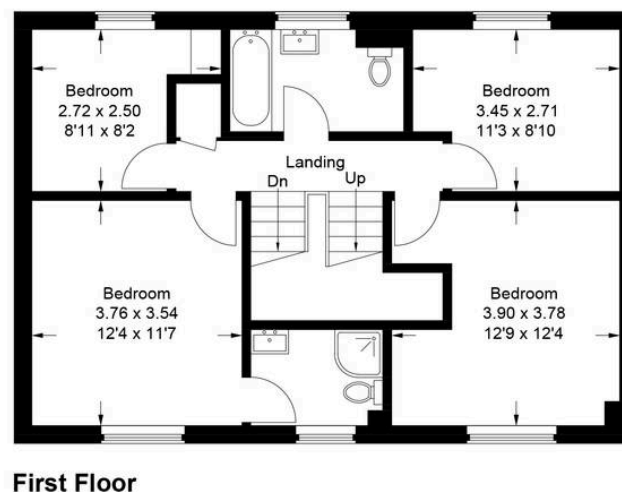
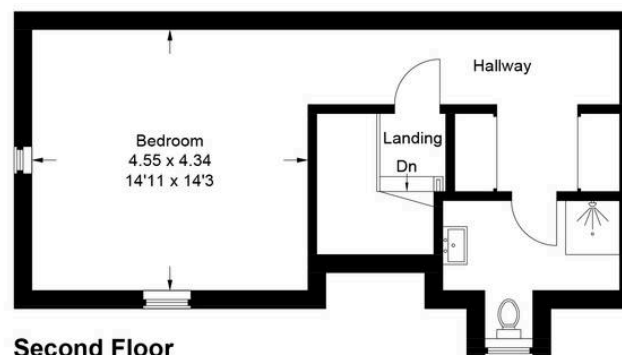
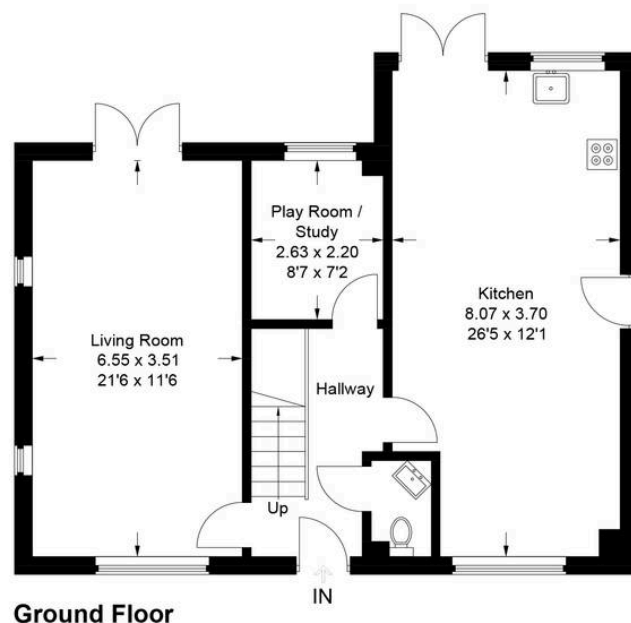
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







## Cotts Field

Approximate Gross Internal Area  
 Ground Floor = 71.1 sq m / 765 sq ft  
 First Floor = 64.7 sq m / 696 sq ft  
 Second Floor = 41.9 sq m / 451 sq ft  
 Total = 177.7 sq m / 1,912 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## Tim Russ and Company

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 Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.  
 For more information please visit our website.



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