



Dovecote, Haddenham - HP17 8BP

Guide Price £615,000

 **TIM RUSS**
& Company



12, Dovecote

Haddenham, BUCKINGHAMSHIRE

- Substantial five bedroom extended family home offering excellent living space
- Excellent location close to local amenities and the railway station
- Driveway parking for several vehicles
- Attractive gardens to the front and rear of the property
- Bright sitting room with feature fireplace and sliding doors leading to the rear garden
- Two additional reception rooms
- Well-appointed kitchen



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



12, Dovecote

Haddenham, BUCKINGHAMSHIRE

Located in a quiet close in the heart of a charming village is this extended and highly versatile family home offering generous living space and excellent flexibility.

The property is entered via a welcoming entrance hall, which leads to a spacious sitting room featuring an attractive fireplace and sliding doors opening onto the paved terrace and rear garden. From the sitting room there is access to both the dining room and a well-appointed kitchen fitted with a range of base and wall units.

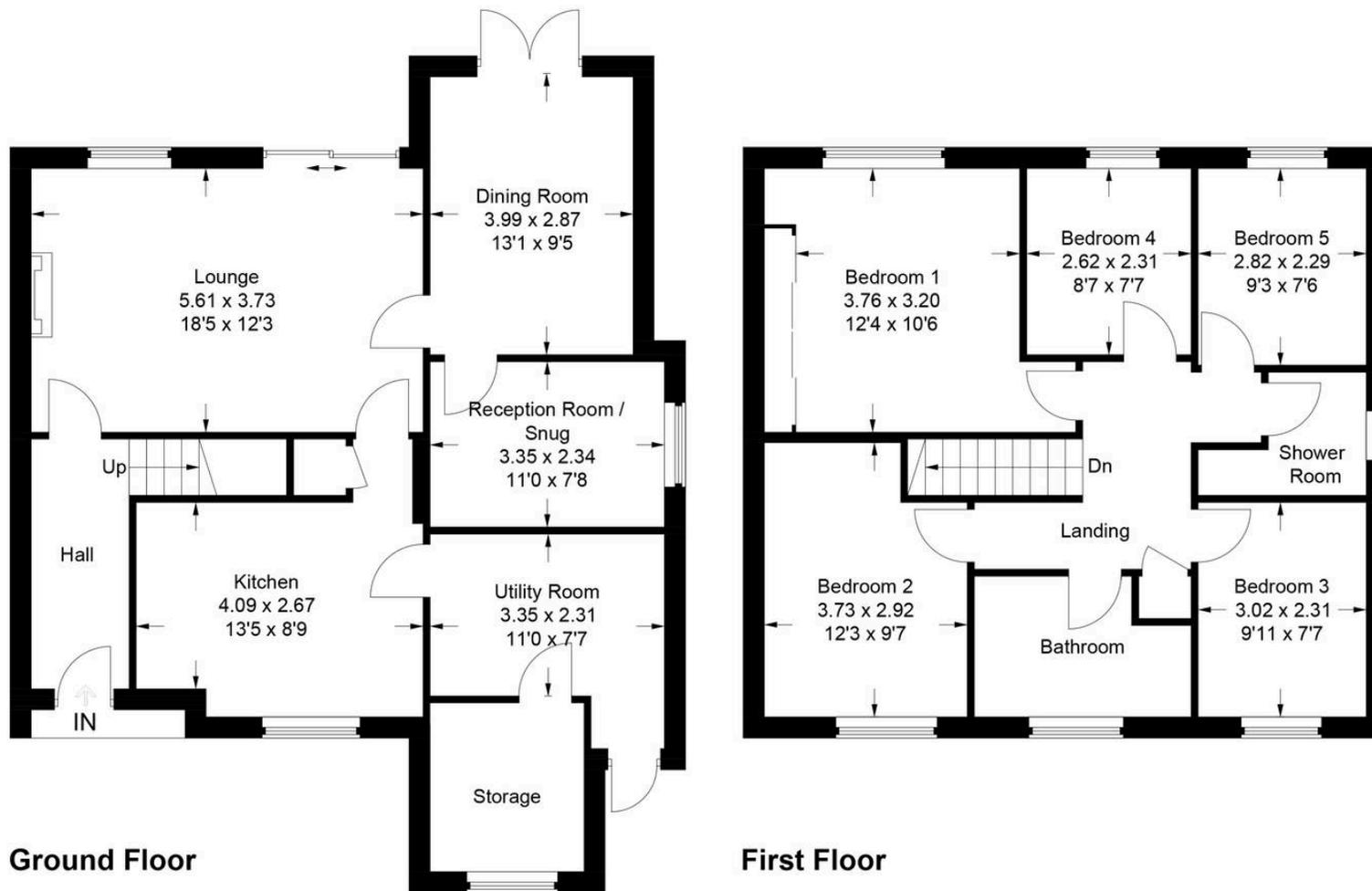
Further ground floor accommodation includes a study/snug, perfect for home working or a quiet retreat, along with a utility room. There is also access to the rear section of the former garage, which has been converted into a highly practical storage room.

To the first floor the property offers five well-proportioned bedrooms, a recently fitted family bathroom, and a separate shower room, providing excellent accommodation for a growing family.

Outside, the property benefits from driveway parking for several motor vehicles. The front garden is attractively laid to lawn with well-stocked borders and a striking specimen tree. To the rear, the south-facing garden is a particularly appealing feature, offering a generous lawn, beautifully planted borders and a large paved terrace, perfect for outdoor dining and entertaining.

This is a wonderful, spacious family home in a desirable setting within strolling distance of the village amenities and the railway station.





Ground Floor

First Floor

12 Dovecote

Approximate Gross Internal Area
 Ground Floor = 78.2 sq m / 842 sq ft
 First Floor = 67.1 sq m / 722 sq ft
 Total = 145.3 sq m / 1,564 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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