14 Dovecote

HADDENHAM, BUCKINGHAMSHIRE HP17 8BP







HAMNETT HAYWARD

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A fully renovated family home offering beautifully presented internal accommodation including a magnificent 24' open plan kitchen/dining/living room.

Dovecote is a peaceful, family-friendly road set in the heart of Haddenham village, just a five-minute walk from the station for London Marylebone. Recently extended and fully remodelled, the property now offers stylish, modern living throughout. A standout feature is the impressive 24-foot open-plan kitchen/living/dining room, with twin bi-fold doors that open the entire rear elevation onto the garden.
Haddenham is a vibrant village at the foot of the Chiltern Hills, boasting a selection of independent shops and an excellent railway station with regular services to London Marylebone (in under 40 minutes) and Oxford.

The entrance hall sets the tone for this beautifully finished home, featuring elegant Italian floor tiles paired with luxurious underfloor heating. At the heart of the property lies a magnificent open-plan kitchen, dining and living space, a truly impressive area designed for modern family living and entertaining. The stunning shaker-style kitchen boasts a substantial central island and is equipped with a range of quality appliances, including a fridge/freezer, five-ring hob and a telescopic electric extractor. Full-width bi-fold doors flood the room with natural light and open seamlessly onto the garden, creating a wonderful indoor–outdoor flow. A separate utility room provides additional convenience, fitted with a sink, generous storage, and access to both the garden and the garage. The first floor has been thoughtfully extended to create an exceptionally spacious layout, centred around a luxurious principal bedroom complete with built-in wardrobes and a beautifully appointed en-suite shower room. Two additional double bedrooms provide generous accommodation for family or guests, all served by an outstanding family bathroom featuring a large bath and a high-end walk-in shower. The home also benefits from a restored loft space, cleverly transformed into a delightful children's playroom, a versatile area perfect for play, hobbies, or additional storage.

Outside, to the front the property enjoys ample parking for 4-5 vehicles, a garage with electric door. At the rear is a generous garden laid to lawn with a generous paved terrace laid with stunning porcelain tiles.

An extensive refurbishment of a three bedroom family home, now providing a contemporary interior offering stylish open plan living - all within a short walk of the station for Marylebone.







At a Glance

- An extended and refurbished family home enjoying stylish open plan living
- Magnificent open plan kitchen/dining/living room with Bi-fold doors opening to garden
- Well equipped kitchen with a range of integrated appliances and a large island in Silestone
- Wonderful village setting within a short stroll of the station for links to London
- Picturesque Buckinghamshire village offering mainline station to London Marylebone (under 40 mins)





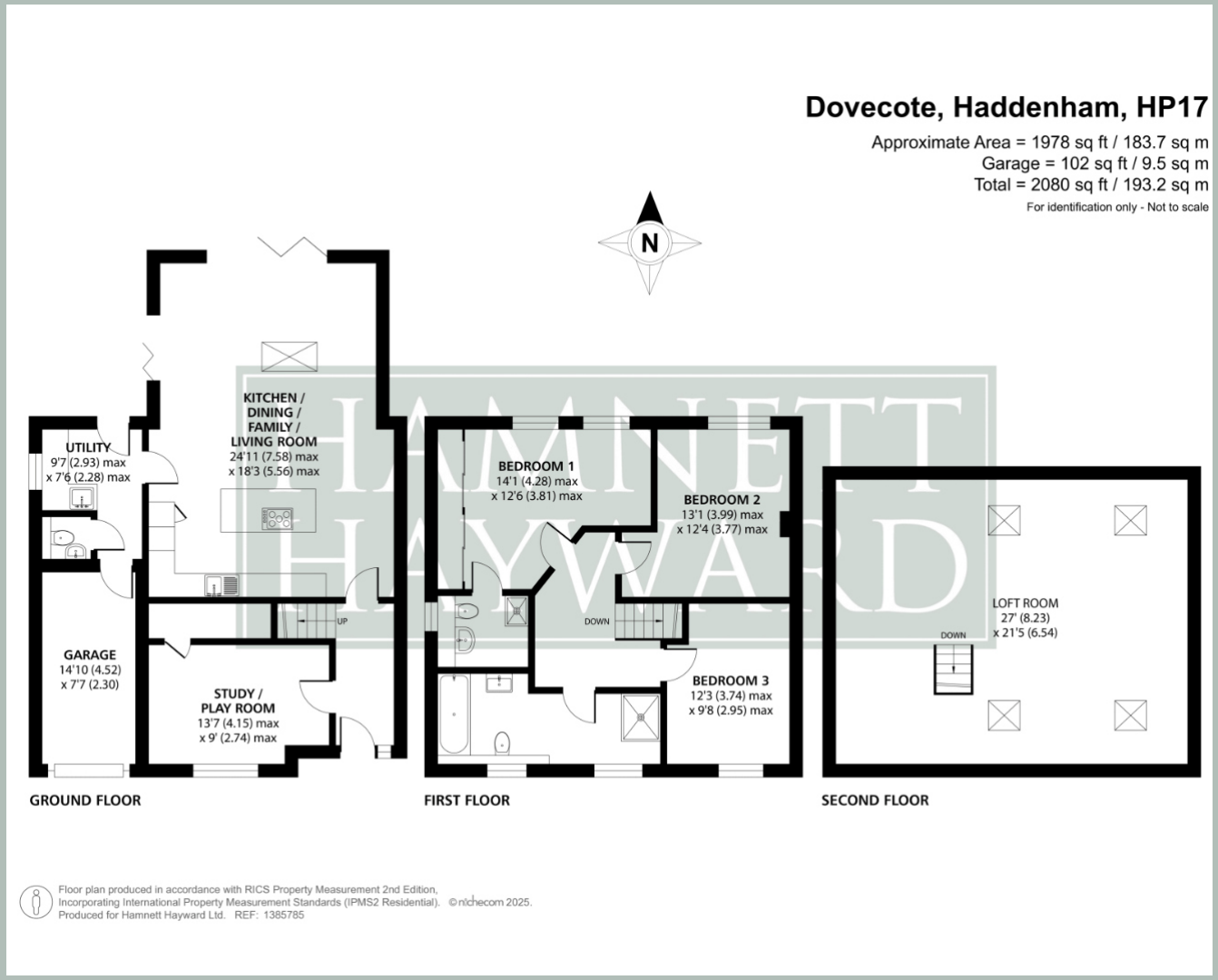






SUMMARY

- Entrance hall
- Cloakroom
- Well equipped kitchen with a range of Integrated appliances and silestone work surfaces
- 16’ open plan kitchen/dining/living room with twin bi-fold doors opening to the garden
- Study/family room
- Principal bedroom with en-suite shower room and a range of fitted wardrobes
- Two further double bedrooms
- Magnificent family bathroom with large walk in shower
- Fully restored loft room ideal for a children's playroom
- Recently re-surfaced block paved driveway providing parking for 4-5 cars
- Garage with electric door
- Generous rear garden
- Recently replaced garden terrace with Porcelain tiles
- A quiet family-friendly residential street
- Within a short stroll of the picturesque and highly sought after Church and pond
- Dual catchment schooling for Princes Risborough and Bucks Grammar schools
- Just a short walk of village school
- Within walking distance of station for London Marylebone (under 40 minutes)
- Exceptional standards throughout



Location

Haddenham is a beautiful Buckinghamshire village located just 3 miles from the Oxfordshire town of Thame and seven miles from Aylesbury. Several times winners of 'Village of the Year' in their region, Haddenham is the largest of the four Wychert villages in Bucks. Wychert is the name given to the mud and wattle walls that are a common sight in the village. Haddenham is also famous for its ponds and was the original breeding ground for the Aylesbury duck. There are a comprehensive range of amenities in the village including a post office, two public houses, a parade of shops and a popular garden centre and farm shop. A village health centre and adjoining pharmacy has recently opened in the village. For schooling, three reputable primary schools are located in the village with a regular bus service provided for all three Aylesbury grammar schools. The private sector is also catered for with Ashfold School in nearby Dorton. For the commuter, a railway station is positioned in the village and a short walk from the property, providing regular direct line services to London, Marylebone (from 37 mins) or Birmingham. For motorists, the M40 (junction 6) is about nine miles away. A regular bus service through the village goes to Aylesbury, Thame and Oxford for larger department stores or further amenities.

Additional information

Services: Mains water, gas and electricity
Heating: Underfloor to ground floor, radiators to first floor
Energy rating: Currently C - 76, Potentially B - 82
Local Authority: Buckinghamshire Council, Aylesbury area
Postcode: HP17 8BP
Council Tax Band: E
Tenure: Freehold

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