



Delightful period cottage in this most desirable village

Dover Cottage, 24 Churchway, Haddenham, Buckinghamshire HP17 8AA

Freehold



Reception hall • 3 reception rooms • kitchen & utility room • sun room • cloakroom/shower room • 4 bedrooms • bathroom • Outbuildings, garage, attractive landscaped rear garden

Local information

Haddenham & Thames Parkway (London, Marylebone from 44 mins) 1 mile, Thame 4 miles, M40 (Milton Common) 7 miles, Oxford 15 miles.

Dover Cottage is located in the heart of this charming village with a large green, rows of stone, rendered and thatched cottages, a 13th century church and duck pond. This quintessentially English village has featured in various television dramas including Midsomer Murders. Amenities include a range of independent shops and restaurants and busy pubs. For more extensive facilities, the pretty market town of Thame is only three miles away and provides a sports centre, shops, supermarkets, restaurants and schools. For commuters a train service is minutes away from Haddenham and Thames Parkway to London, Marylebone (from 44 minutes). Junctions 7 and 8 of the M40 provide excellent road access to London Heathrow and Birmingham Airports. Local schools include Lord William's School at Thame and Aylesbury Grammar School and High School. Also in the area are Ashfold and Swanborne preparatory schools and there is good access to excellent schooling in Oxford.

About this property

Dover Cottage is a well presented dwelling believed to date from the 18th century, with later additions, that is situated within a Conservation Area. Attached to another period property it has character,

compact accommodation and is built in brick with rendered elevations under a slate roof with dentil detailing to the gables. Inside there is considerable character with exposed beams, high ceilings, wooden flooring, open fireplaces and casement windows. The welcoming reception hall opens on to the three reception rooms with staircase on to the first floor with four bedrooms and a family bathroom. Situated to the rear, and overlooking the garden, is the kitchen with oak cupboards, fitted oven and ceramic hob with separate range cooker which also supplies the hot water and heating to radiators. Outside is the much cared for cottage garden with lawn, borders, terrace and well. There is off street parking and a single garage that is linked to the house by a log store. With the appropriate planning consents it might be possible to convert this to additional living space. There is also vehicular access from the side lane to the garden.

All mains services are connected.

Photographs taken and brochure prepared November 2021

Tenure

Freehold

Local Authority

Aylesbury Vale District Council

Viewing

Strictly by appointment with Savills





Approximate Area = 141.0 sq m / 1518 sq ft
Garage = 16.6 sq m / 179 sq ft
Wood Shed = 5.3 sq m / 57 sq ft
Total = 162.9 sq m / 1754 sq ft (Excluding Sheds)
Including Limited Use Area (0.2 sq m / 2 sq ft)
For identification only. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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