



Connells

Cotts Field
Haddenham Aylesbury



Property Description

This well-maintained two-bedroom coach house is perfectly suited for first-time buyers, downsizers, or investment professionals.

Stepping through the private ground-floor entrance, a staircase leads up into a bright, open-plan lounge and dining area, bathed in natural light, as well as a good-sized modern kitchen.

The property benefits from two well-proportioned double bedrooms, alongside a separate, stylish family bathroom.

Downstairs, the property boasts a garage, currently used as office space and for storage, including an additional fridge freezer, and also benefits from driveway parking.

This low-maintenance home offers apartment-style living with the added benefit of its own private entrance.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

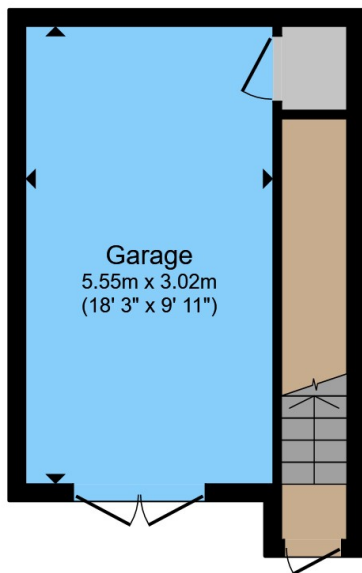
Location Description

Haddenham is a highly regarded Buckinghamshire village offering an excellent balance of rural charm and commuter convenience. The village benefits from a range of local amenities, well-regarded primary schools, and Haddenham & Thame Parkway station, providing direct services to London Marylebone and access to the M40.

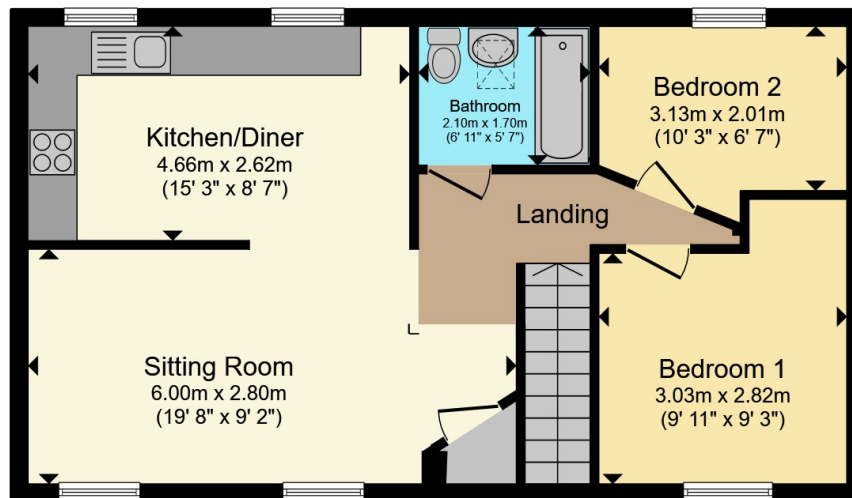
Haddenham is particularly popular with families due to its strong schooling provision. It falls within the priority catchment area for the Aylesbury grammar schools, including Aylesbury Grammar School, Aylesbury High School and Sir Henry Floyd Grammar School.

Surrounded by open countryside yet well connected to Aylesbury, Thame and Oxford, Haddenham offers an attractive village lifestyle with excellent educational and transport links.





Ground Floor



First Floor

Total floor area 78.2 m² (842 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01844 260000
E thame@connells.co.uk

103 High Street
THAME OX9 3DZ

EPC Rating: C Council Tax
Band: C

Service Charge:
1446.48

Ground Rent:
150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/THM306969

This is a Leasehold property with details as follows; Term of Lease 99 years from 14 Mar 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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