

ROSE COTTAGE

HADDENHAM - BUCKINGHAMSHIRE



TIM RUSS
prime





ROSE COTTAGE 21 FORT END HADDENHAM BUCKINGHAMSHIRE

Thame c3 miles | Aylesbury c6.5 miles | Oxford c19 miles

**An utterly charming period cottage
in a private walled garden hidden
in the heart of the village**

Hall | Cloakroom | Boot & Utility Room
Kitchen/Breakfast Room | Dining Room
Sitting Room

Three/Four Bedrooms
Shower | Room Bathroom

Double Garage | Walled Courtyard

Walled Garden | Outbuilding

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LOCATION

Haddenham is a thriving Buckinghamshire village situated between Thame and Aylesbury. The village facilities include a range of local shops, health centre, dentist, library, gym, vet, community centre, restaurants, post office, cafes and public houses. The historic market town of Thame has one of the most attractive high streets in the area and offers more extensive facilities including a sports centre, shops, supermarkets and a weekly open-air market. There is excellent schooling in the area both in the public and private sectors with the Grammar School option.

THE PROPERTY

This charming Grade II Listed detached cottage dates in origin from the 17th Century and is a fine example of rendered and colour washed Witchert construction unique to the locality. The property is completely hidden from sight in a delightful walled garden and must be one of the best kept secrets in the village. The cottage was the home of the Rose family until the late 19th Century, who were prominent Quakers. The current owners have spent the last 15 years meticulously restoring the cottage, creating a truly exceptional home which has clearly been a real labour of love. There are notably good ceiling heights throughout for a cottage of this era.



The focal point of the charming sitting room is the original inglenook fireplace complete with bread oven. The separate dining room also has a pretty fireplace and hearth. The kitchen/breakfast room has been comprehensively fitted with handmade units. There is a rear hallway/library which has casement doors opening to a lovely walled courtyard, together with a staircase to the first floor

and door through to the garages. Completing the ground floor is a cloakroom, boot room and utility room.

On the first floor the principal bedroom has a large ensuite bathroom, opening through to a dressing room/occasional bedroom or nursery. There are two further bedrooms serviced by a shower room.

OUTSIDE

The cottage is approached via a gate in the wall opening into an enchanting walled garden with complete privacy. Laid partly to lawn with well stocked flower borders, mature bushes and shrubs, together with a magnificent willow. There is an original outbuilding which makes a great garden store and log store. To the rear there is a delightful private walled garden which is a real suntrap.

The garaging is reached via a service road off Stokes Croft.

SERVICES

All mains

COUNCIL TAX BAND G

POSTCODE

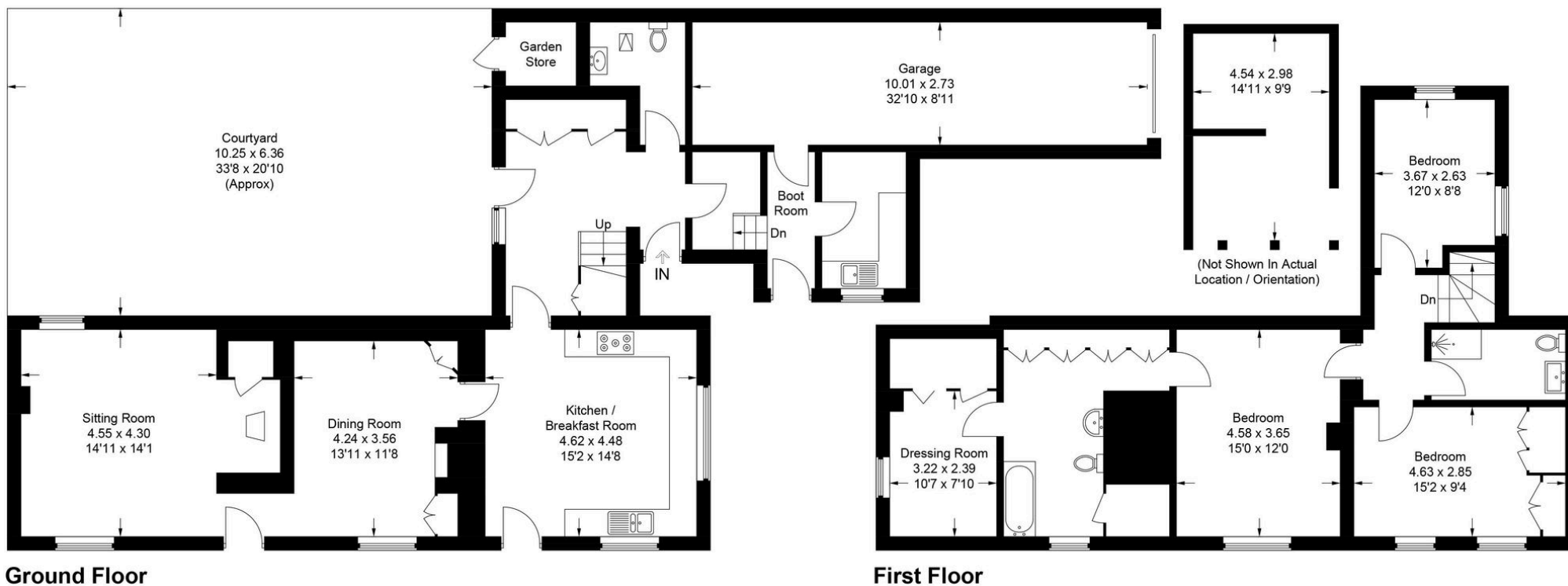
HP17 8EJ

VIEWING

Strictly by appointment.







Rose Cottage, 21 Fort End

Approximate Gross Internal Area
 Ground Floor = 133.9 sq m / 1,441 sq ft
 (Including Garage And Garden Store)
 First Floor = 80.4 sq m / 865 sq ft
 Total = 214.3 sq m / 2,306 sq ft
 (Excluding Outbuilding)

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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