



## 1 Gibson Lane , Haddenham, HP17 8AP Auction Guide £230,000

STARTING BIDS £230,000 SOLD BY AUCTION

Nestled in the charming village of Haddenham, this delightful Grade II listed thatched cottage offers a unique blend of historical character and modern comfort. Dating back to the 18th century, this detached house spans an inviting 477 square feet, making it an ideal retreat for those seeking a tranquil lifestyle. Having currently been rented out this property also offers a great opportunity for investors in the rental or air B&B market.

Upon entering, you are greeted by a warm and welcoming reception room, perfect for relaxing or entertaining guests. The bespoke built kitchen is a standout feature, designed to cater to both culinary enthusiasts and casual cooks alike. Its thoughtful layout and quality finishes create a delightful space for preparing meals and enjoying the company of family and friends.

The property boasts one well-proportioned bedroom, providing a peaceful sanctuary for rest and relaxation as well as a small single/study room. The accompanying bathroom is tastefully appointed, ensuring convenience and comfort.

Haddenham village is known for its picturesque surroundings and strong sense of community also being in a conservation area, making it an excellent choice for those looking to immerse themselves in a quaint English setting. With its rich history and charming architecture, this thatched cottage is not just a home; it is a piece of heritage waiting to be cherished.

### Viewing

Please contact our Elliott and Company Office on 020 8842 3333 if you wish to arrange a viewing appointment for this property or require further information.

- Grade II Listed
- Thatched Cottage
- 18th Century
- Bespoke handmade kitchen
- Detached
- Walking distance into the village
- Fireplace and woodburning stove
- Central Heating
- Outdoor seating area
- Small courtyard



1



1



1



D

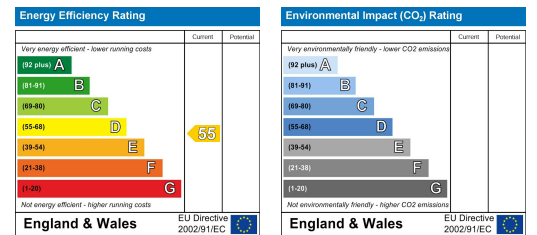
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

62 Station Approach, Ruislip, Middlesex, HA4 6SA

020 8842 3333 [lettings@elliottandcompany.co.uk](mailto:lettings@elliottandcompany.co.uk)

