



The Rose & Thistle, 6 Station Road,
Haddenham, Buckinghamshire, HP17 8AJ

W. HUMPHRIES
VILLAGE, COUNTRY AND EQUESTRIAN PROPERTY



THE ROSE & THISTLE, 6 STATION ROAD, HADDENHAM, BUCKINGHAMSHIRE, HP17 8AJ

**FOR REFURBISHMENT OR POSSIBLY DEVELOPMENT (SUBJECT TO FURTHER CONSENT).
A FORMER COACHING INN ON A THIRD OF AN ACRE PLOT WITH PLANNING PERMISSION
TO CONVERT INTO A RESIDENTIAL DWELLING OF 2357 SQ FT (219 SQ M). SUPERB
LOCATION IN OLD HADDENHAM JUST OFF THE VILLAGE GREEN AND 1 MILE AWAY
FROM THE TRAIN STATION PROVIDING A FAST SERVICE INTO LONDON MARYLEBONE.**

GUIDE PRICE £700,000 Freehold

DESCRIPTION

The Rose & Thistle is in origin an 18th century Coaching Inn that has over time, probably mostly in the late Victorian period, been subject to extensions in both the pub and living space. The location is excellent, only a mile from the Thame & Haddenham Parkway Station that can transport you to London Marylebone in 36 minutes. Also the former Inn sits just off of the picturesque village green in old Haddenham where the church stands behind the duck pond amongst a host of pretty period houses.

Having now been granted consent for residential use to turn into a domestic dwelling the substantial accommodation offers a wonderful opportunity to create a number of possibilities.

Firstly one could refurbish the existing property into a 5 bedroom home with 3 large reception rooms, stores, lobby's and a basement. The proposal is for 1184 sq ft (110 sq m) of accommodation on the ground floor and almost identical dimensions on the first floor. There is also a basement, conservatory, workshop and store.

Subject to further planning consent though one could convert the existing property into 2 houses, or more ambitiously maybe 3 cottages with courtyards and parking and then attempt to obtain permission for a new dwelling or dwellings in the gardens.

Of course the Rose & Thistle could also be revitalised as a public house or business and living space if so desired.

The plot extends to a third of an acre of walled residential garden and there is currently approximately a 7 metre wide road access and then a huge area of hardstanding and parking at the front. Although technically the property is semi detached it is only attached to the neighbour via a walkway roof.

SERVICES

Mains electricity, gas, water and drainage.

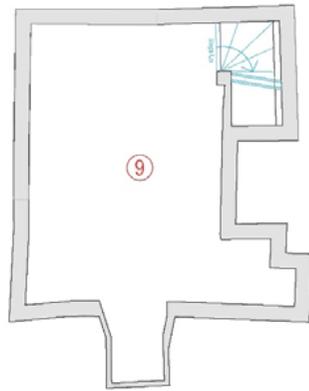
VIEWING

PLEASE NOTE THAT WE ARE ONLY SEEKING BUYERS WHO HAVE THE FUNDS TO PROCEED IMMEDIATELY. THIS PROJECT IS EITHER A MAJOR REFURBISHMENT OR A DEVELOPMENT OPPORTUNITY

PLANNING DETAILS – SEARCH THE AYLESBURY VALE DISTRICT COUNCIL WEBSITE WITH THE REFERENCE 23/03765/APP

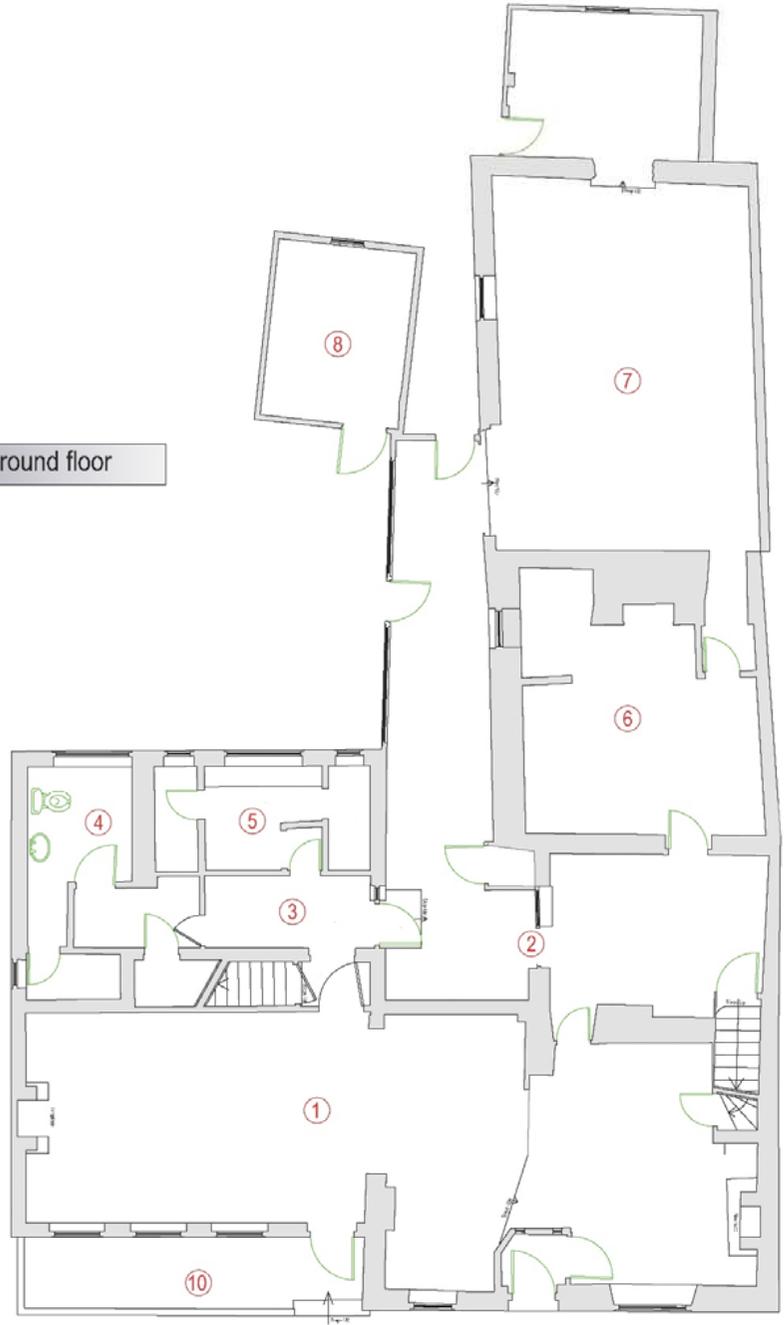
PROPOSED GROUND FLOOR PLAN

110 sq m/1184 sq ft plus
Basement 24 sq m/258 sq ft
Conservatory 14 sq m/150 sq ft
Workshop 36 sq m/387 sq ft
Store 10 sq m/107 sq ft



cellar

ground floor



Note:
All dimensions to be checked on site & any discrepancies to be reported to the designers prior to the commencement of the works

scale bar

- ① kitchen/dining
- ② hallway
- ③ lobby
- ④ cloakroom
- ⑤ utility
- ⑥ study
- ⑦ lounge
- ⑧ store
- ⑨ basement
- ⑩ terrace

Amendments		
	Date	Details
rev 6		
rev 5		
rev 4		
rev 3		
rev 2		
rev 1		

project proposed change of use
 The Rose + Thistle
 6 Station Road
 Haddenham
 HP17 8AJ
client Mr. P. Brazier
scale 1:50@A1 **date** nov 2023
title proposed ground floor plan + basement
dwng no. 9873-112

drawn: N. PHILLIPS MOOD: RBA-SP: CAT

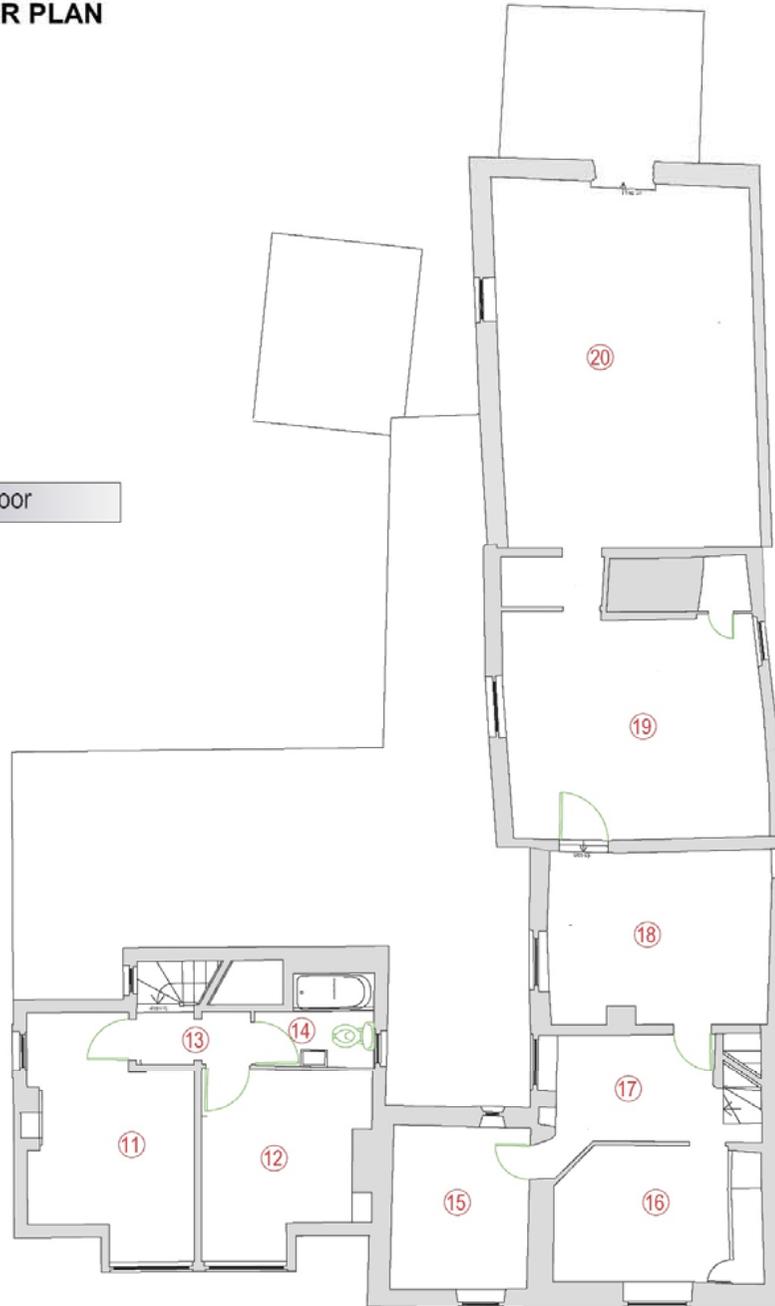


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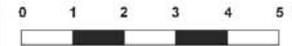
PROPOSED FIRST FLOOR PLAN

109 sq m/1173 sq ft

first floor



Note:
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of the works



scale bar

- 11 bed
- 12 bed
- 13 landing
- 14 bath
- 15 bath
- 16 bed
- 17 landing
- 18 bed
- 19 bed
- 20 lounge [ground floor]

Amendments	
Date	Details
rev 6	
rev 5	
rev 4	
rev 3	
rev 2	
rev 1	

project proposed change of use
The Rose + Thistle
6 Station Road
Haddenham
HP17 8AJ

client Mr. P. Brazier

scale 1:50@A1 date nov 2023

title proposed first floor plan

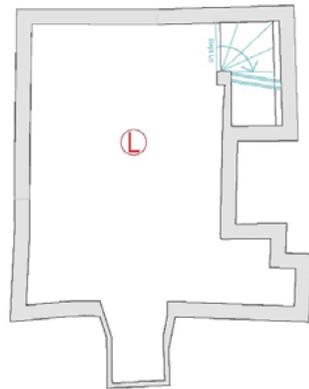
dwg no. 9873-113

drawn: M. PHILLIPS NCIDB RIBA MR CAT



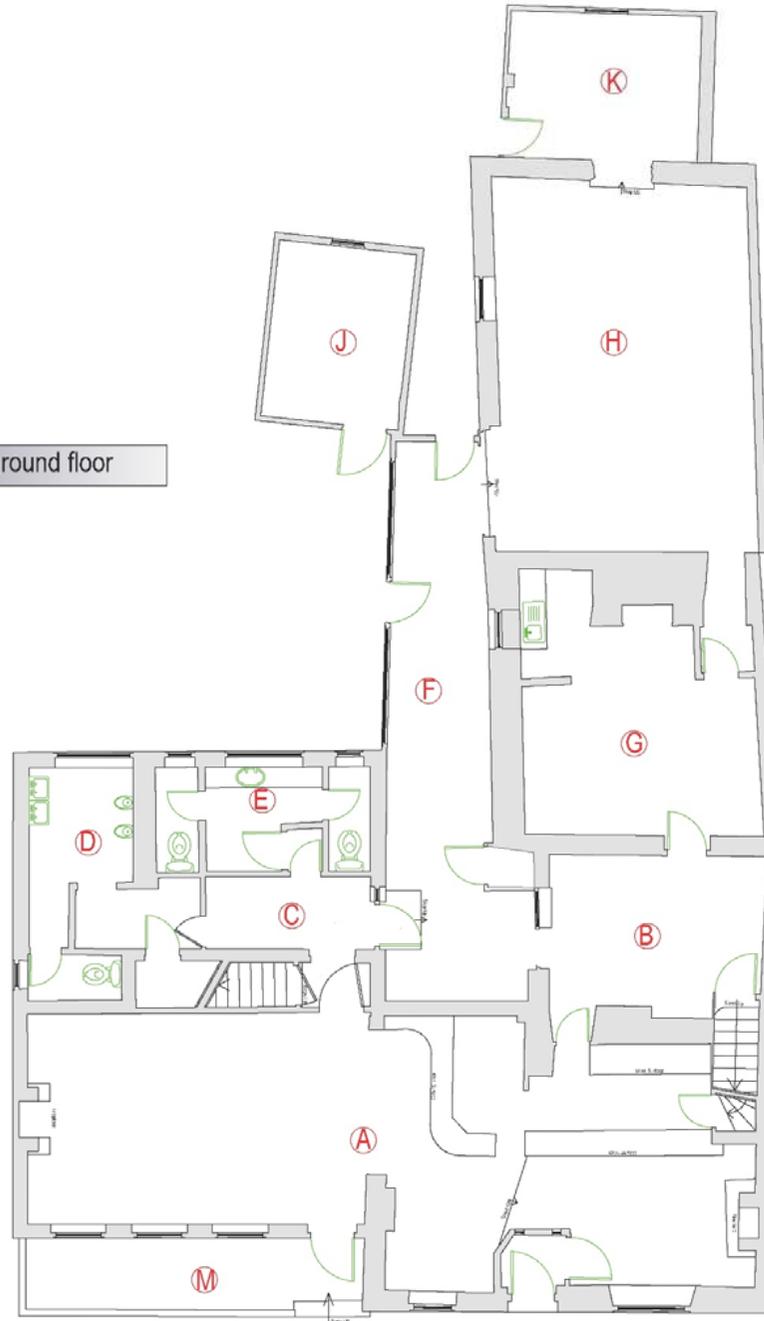
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EXISTING GROUND FLOOR PLAN

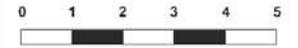


cellar

ground floor



Note:
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scale bar

- (A) bar
- (B) store
- (C) lobby
- (D) gents w.c.
- (E) ladies w.c.
- (F) conservatory
- (G) kitchen
- (H) workshop
- (I) store
- (J) store
- (K) cellar
- (M) terrace

Amendments		
rev	Date	Details
rev 6		
rev 5		
rev 4		
rev 3		
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rev 1		

project proposed change of use
 The Rose + Thistle
 6 Station Road
 Haddenham
 HP17 8AJ
 client Mr. P. Brazier
 scale 1:50@A1 date nov 2023
 title existing ground floor plan
 + cellar
 dwg no. 9873-102

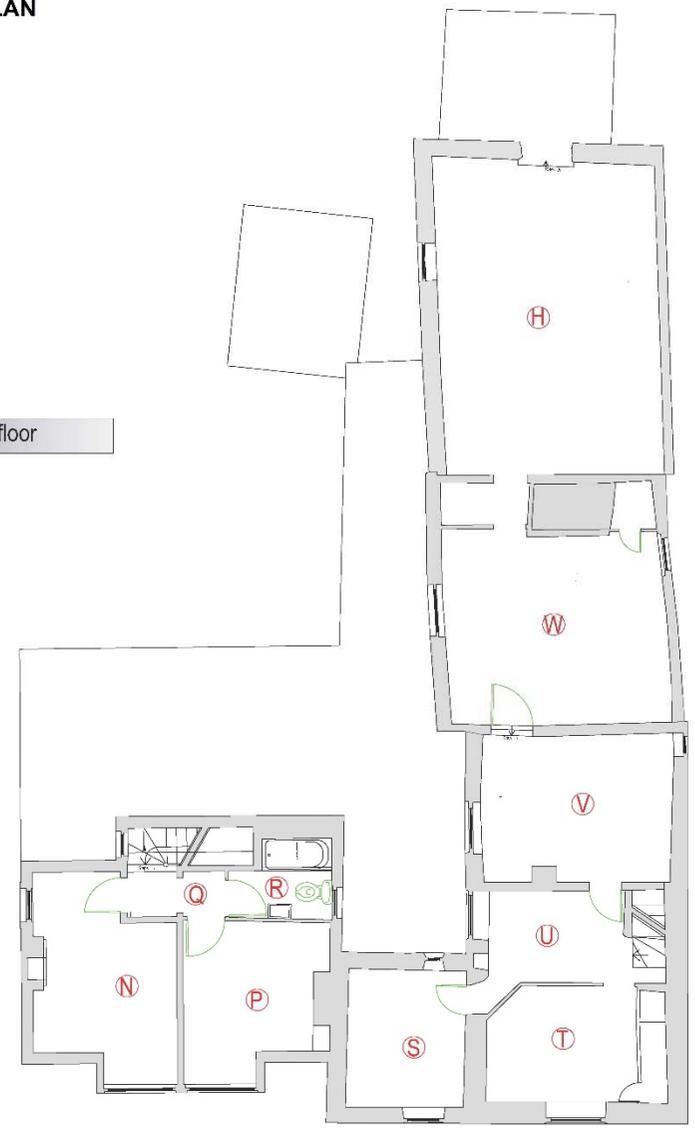
drawn: M. PHILLIPS, MODB, HBA, W. CAT



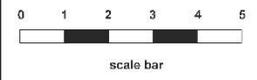
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EXISTING FIRST FLOOR PLAN

first floor



Note:
All dimensions to be checked on site
& any discrepancies to be reported
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of the works



- N bed
- P bed
- Q landing
- R w.c.
- S bed
- T bed
- U landing
- V bed
- W bed
- H workshop [ground floor]

Amendments		
rev	Date	Details
rev 6		
rev 5		
rev 4		
rev 3		
rev 2		
rev 1		

project proposed change of use
The Rose + Thistle
6 Station Road
Haddenham
HP17 8AJ
client Mr. P. Brazier
scale 1:50@A1 date nov 2023
title existing first floor plan
dwg no. 9873-103

drawn: M. PHILLIPS ROOFS & BATHS LTD



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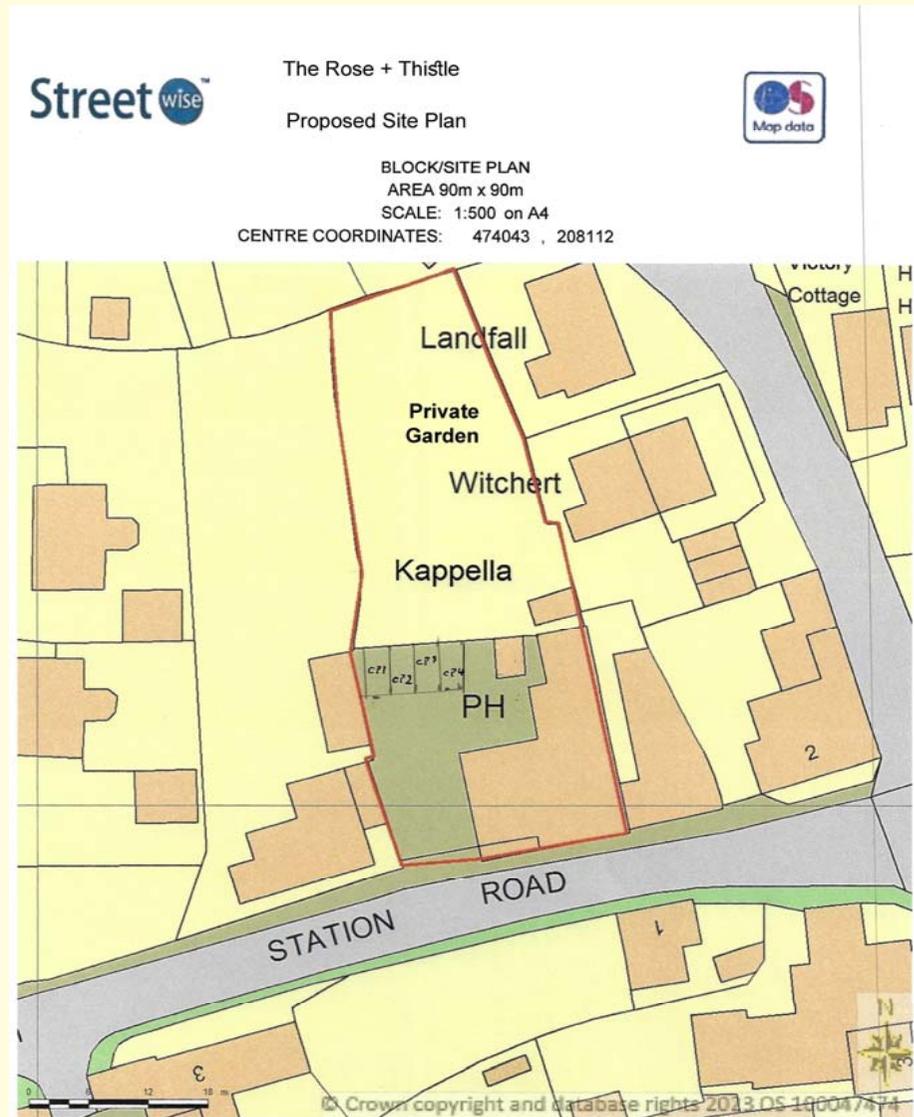


PROXIMITY TO THE VILLAGE GREEN



LOCATION

Haddenham is a large village situated between Aylesbury and Thame within sight of the Chiltern Hills. An attractive feature of the village is the Wychert walls which bound many of the paths and properties. There is a regular train service - Chiltern Line - to London Marylebone (36 mins) and to Birmingham. Access to the M40 motorway is a short drive away and there is a comprehensive bus service to the local towns including Oxford. There are two schools in the village and further specialist schools in Thame and Aylesbury. There are takeaways, restaurants including village inns, a medical centre, dentist, library, post office and village community centre are also conveniently situated nearby. The recreation ground hosts a tennis club and a cricket square, while badminton is played in the village hall; there are numerous golf courses in the area. Finally, there are a number of shops, newsagents and a garden centre in the village together with the famous St Tiggywinkles animal hospital. The local hospital is the Stoke Mandeville Hospital Trust within 15 minutes drive.



IMPORTANT NOTICE

W. HUMPHRIES for themselves and as Agents to the Vendors of the property give notice that:

- 1 These particulars have been prepared to give a fair overall description of the property whilst some descriptions are inevitably subjective, all information is given in good faith. No statement within these particulars should be relied upon as being either a statement or a representation of fact. The descriptions within do not contribute part of any offer or contract.
- 2 All measurements, areas and distances mentioned in these particulars are approximate and are issued as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.
- 3 Photographs incorporated within these particulars show only certain parts of the property and no assumptions should therefore be made in respect of parts of the property which may not be shown.
- 4 Nothing in these particulars should be seen as a statement that the property or any fixture described is in good condition or otherwise. Purchasers must satisfy themselves as to the condition of any property or item included within the sale. None of the appliances or services mentioned in these particulars have been tested by W. Humphries and no warranty is given or implied by them that they are in good working order.
- 5 If reference is made either to alterations to the property or a change of use, no warranty is given by W. Humphries or the Vendors/Lessors that any planning or other consents or Building Regulations approval has been obtained. Where references are made to potential uses (subject to planning) this information is given in good faith although purchasers must take their own enquiries to the relevant authorities.
- 6 Most importantly if there is any particular aspect of the property about which you would like further information, we invite you to discuss this with us before you travel to view the property.

