



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 18<sup>th</sup> 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.

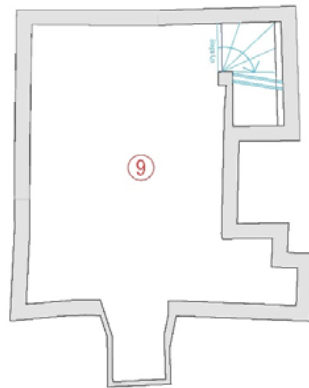
## **VIEWING**

**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**

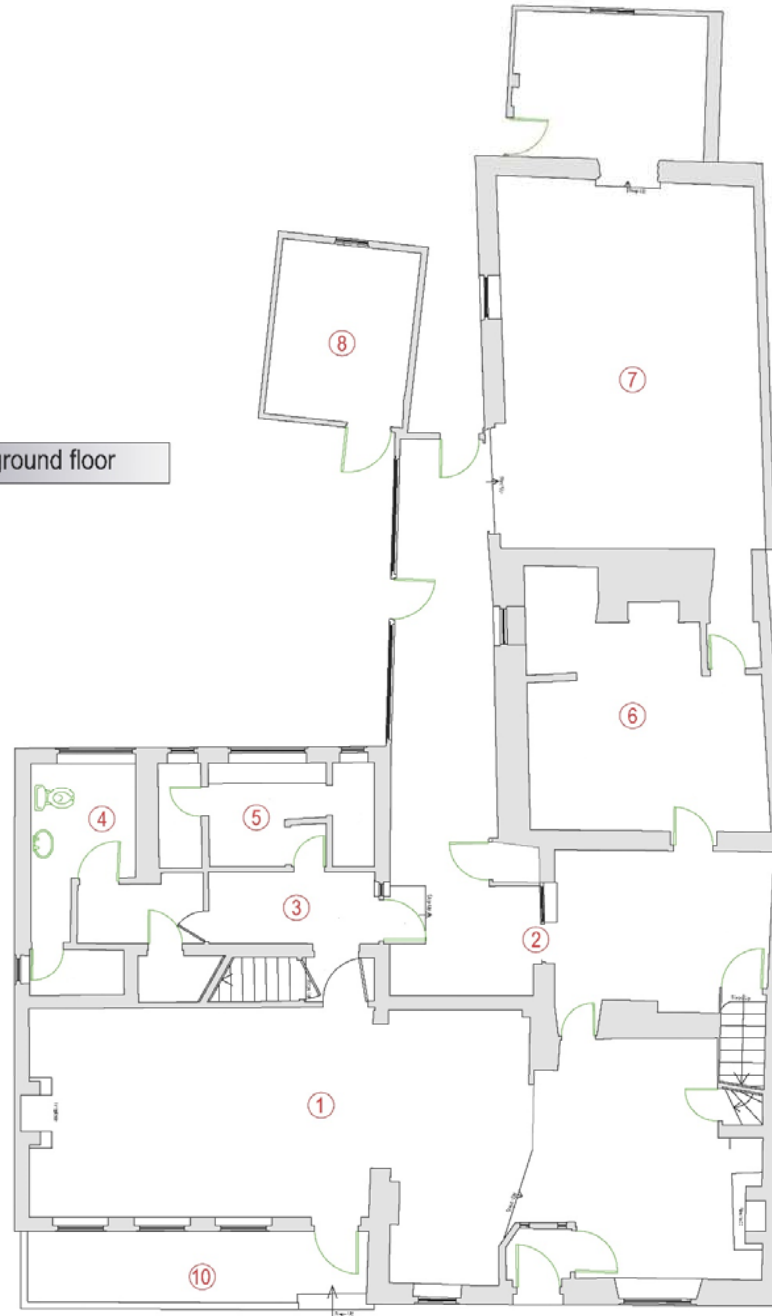
## PROPOSED GROUND FLOOR PLAN

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

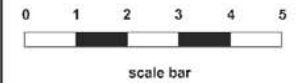


cellar

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



- 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

dwg no. 9873-112

drawn: N. PHILLIPS MCDR RIBA MR CMA



PLANS PLUS  
ARCHITECTURAL STUDIO

JARED WYKING ARCHITECTURAL DESIGN LTD

39 WINDMILL ROAD  
TOWNSEND  
DUMFRIES

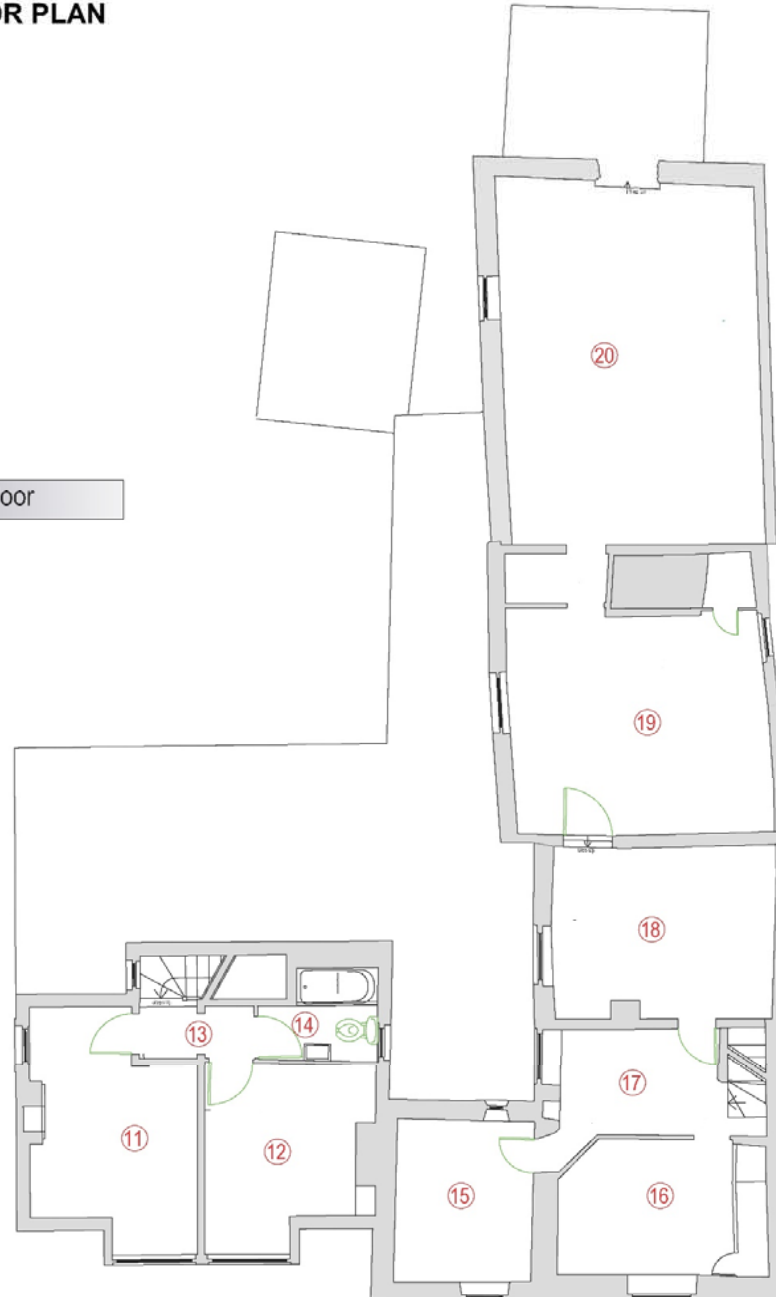
01846 232147 01793 604517

info@plansplus.co.uk plansplus.co.uk

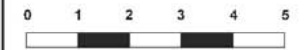
# PROPOSED FIRST FLOOR PLAN

109 sq m/1173 sq ft

first 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

- 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, R. COLE, R. BAKER, CAT



PLANS PLUS  
ARCHITECTURAL STUDIO

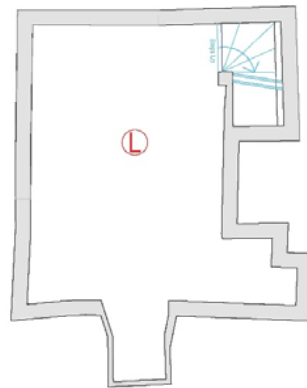
AWKARD WYNNING ARCHITECTURAL DESIGNERS

21 WYNDHAM ROAD  
POWDERY  
OXON

01494 222943 01753 000017

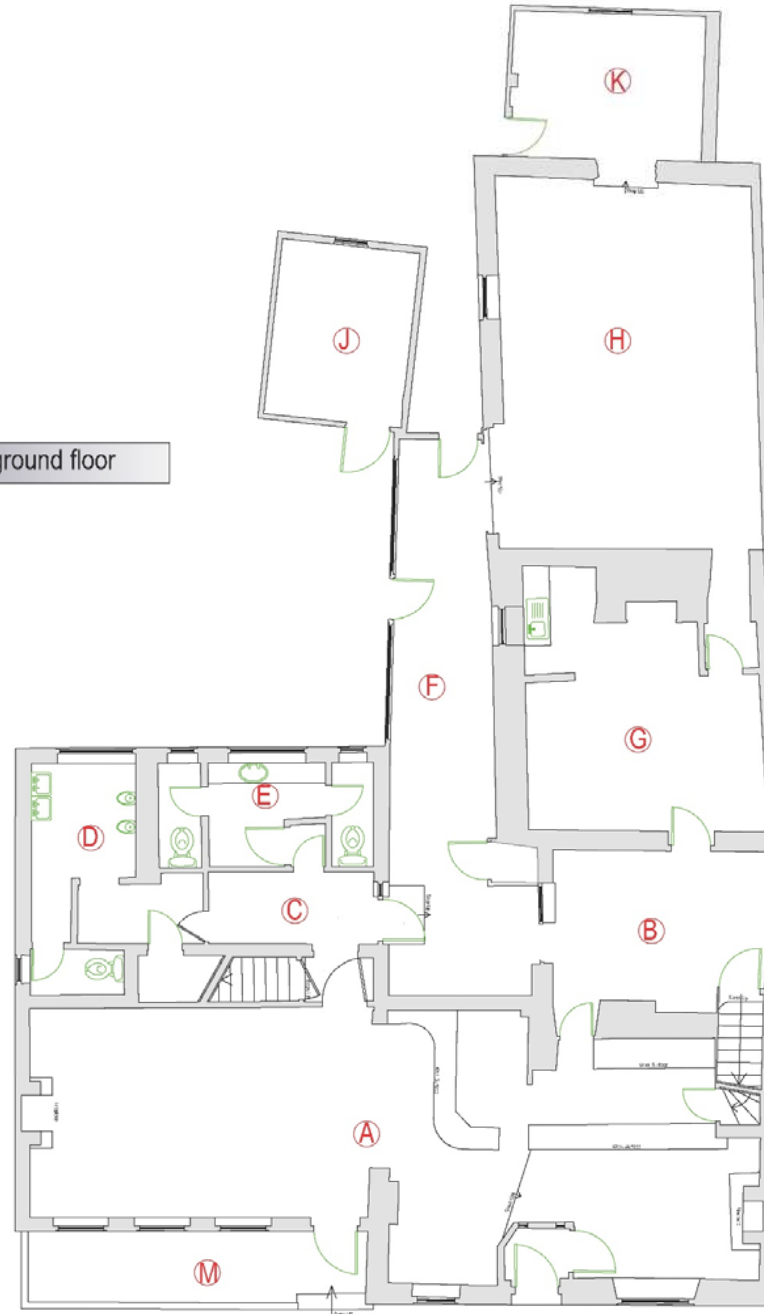
01753 000017 01753 000017

# EXISTING GROUND FLOOR PLAN



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

0 1 2 3 4 5

scale bar

- (A) bar
- (B) store
- (C) lobby
- (D) gents w.c.
- (E) ladies w.c.
- (F) conservatory
- (G) kitchen
- (H) workshop
- (J) store
- (K) store
- (L) cellar
- (M) 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 existing ground floor plan  
+ cellar

dwg no. 9873-102

drawn: M. PHILLIPS MOOD: HBA w/ CAT



PLANSPLUS  
ARCHITECTURAL STUDIO

ARCHITECTURAL DESIGNERS

35 HINDS HILL ROAD  
POWDERY  
LEICESTER  
LE12 0JF

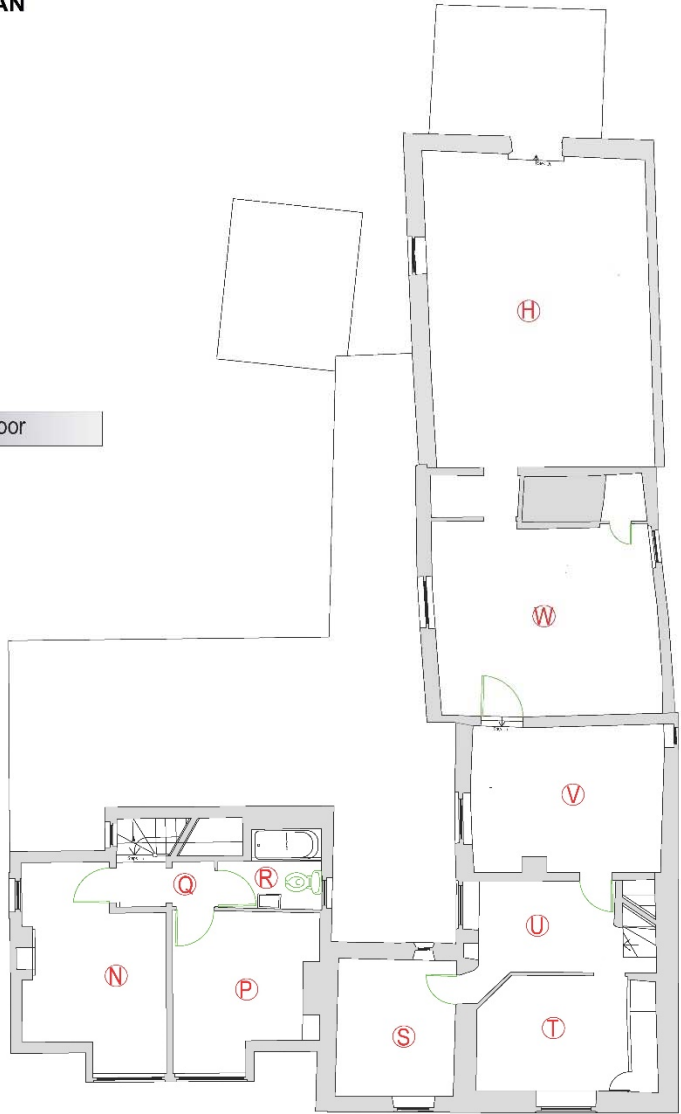
(01533) 52747 01753 608617

info@plansplus.co.uk plansplus.co.uk



EXISTING FIRST FLOOR PLAN

first floor



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

0 1 2 3 4 5

scale bar

N bed  
P bed  
Q landing  
R w.c.  
S bed  
T bed  
U landing  
V bed  
W bed  
H workshop [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 existing first floor plan  
dwg no. 9873-103

drawn: M. PHILLIPS MOODS R. BARNES / CRT

 **PLANS PLUS**  
ARCHITECTURAL STUDIO

ADAPTS EXISTING ARCHITECTURE | DESIGNERS  
19 WINDMILL ROAD  
WINDMILL  
DORSET  
DT9 9DD  
TEL: 01401 818897 01991 6201517  
info@plansplus.co.uk plansplus.co.uk



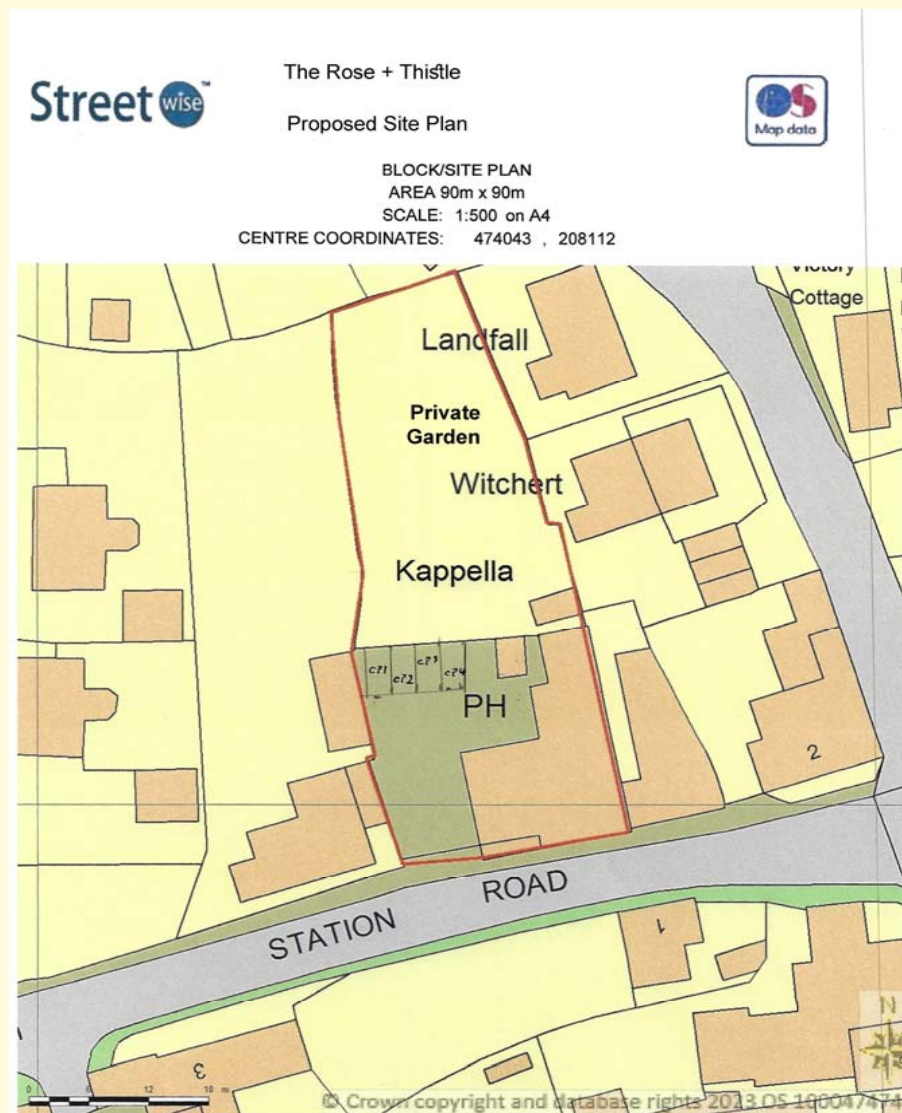
## PROXIMITY TO THE VILLAGE GREEN





## 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.



