

The Dove House,
Haddenham, Aylesbury



Strutt
& Parker

Land and property. Since 1885.



6,864 sq ft (637.7 sq m) | Historic home
Six bedrooms | Village location | Courtyard with a garage
and converted gym | Landscaped gardens
Freehold | Residential

Guide price £2,700,000

A rare opportunity to purchase one of Haddenham's most historic, substantial and prestigious family homes where heritage craftsmanship meets beautifully considered contemporary living, set within exquisitely landscaped grounds.

Behind a timber-framed façade with an exquisite decorative brick infill, this exceptional and substantial Grade II listed residence occupies a distinguished position in the very heart of Haddenham. Subjected to an award-winning restoration a decade ago, the house combines remarkable 17th century craftsmanship with refined and striking contemporary elements. It is a family home of immense warmth and character, with magnificent exposed timbers, impressive inglenook fireplaces, elegant limestone flagstones throughout much of the ground floor and carefully considered use of glass to optimise natural light throughout. Set within beautiful, landscaped grounds, there is also a charming Grade II listed dovecote, from which this remarkable home takes its name.

The house extends to approximately 5,991 sq ft (556.6 sq m) across three floors and offers exceptional versatility. In the east wing, an entrance hall, centred around a striking inglenook fireplace with a log-burning stove, leads to an inner hall with a stunning floating oak and glass staircase. Four reception spaces include a drawing room, an elegant sitting room with an inglenook fireplace and a formal dining room flowing seamlessly into a superb glass contemporary office overlooking and opening onto the gardens with the Dovecote providing a deliberate focal point.

The magnificent kitchen/family room forms the heart of the home, featuring soaring vaulted ceilings, outstanding timber detailing, French doors opening onto a terrace and a striking handmade oak and glass staircase rising to a versatile first-floor glass balcony, mezzanine living area. Designed equally for relaxed family life and entertaining, the kitchen is appointed with bespoke contemporary cabinetry, Silestone work surfaces, integrated appliances and a gas-fired Aga, with an adjacent utility room for practicality and a downstairs cloakroom.

The first floor provides the principal suite with a walk-in wardrobe and three large and characterful bedrooms, one with an en suite bathroom, together with two further bath/shower rooms. Two additional guest bedrooms are arranged on the second floor, one with an en suite bath/shower room, while the west wing also benefits from a craft and hobbies room, accessed via a handmade oak and glass private staircase.

Set behind a wall, the property is approached through immaculately landscaped front gardens, where formal planted beds are framed by gravel pathways and a brick terrace complementing this home's handsome façade. Beyond a wrought iron gate, the gardens unfold into a remarkable outdoor setting, predominantly enclosed by historic walls and thoughtfully designed to enhance the home's period character. Two lawned areas are bordered by a variety of carefully positioned seating areas and paved entertaining spaces including an outdoor kitchen, each offering a charming vantage point from which to appreciate the gardens throughout the seasons. Mature beds provide an abundance of colour and texture, while specimen trees and pleached hornbeam create a wonderful sense of privacy and seclusion.

To one side, the charming historic dovecote offers a characterful outbuilding and forms a distinctive focal point, adding immense character to these truly exceptional gardens. Together they combine to create a wonderfully atmospheric outdoor space of rare quality and undeniable wow factor.

A substantial parking area is positioned within a private courtyard to the northern side of the house, where there is also a double garage and a converted gym. Adjacent, a further landscaped garden provides yet another private, peaceful and beautifully designed retreat.

Location

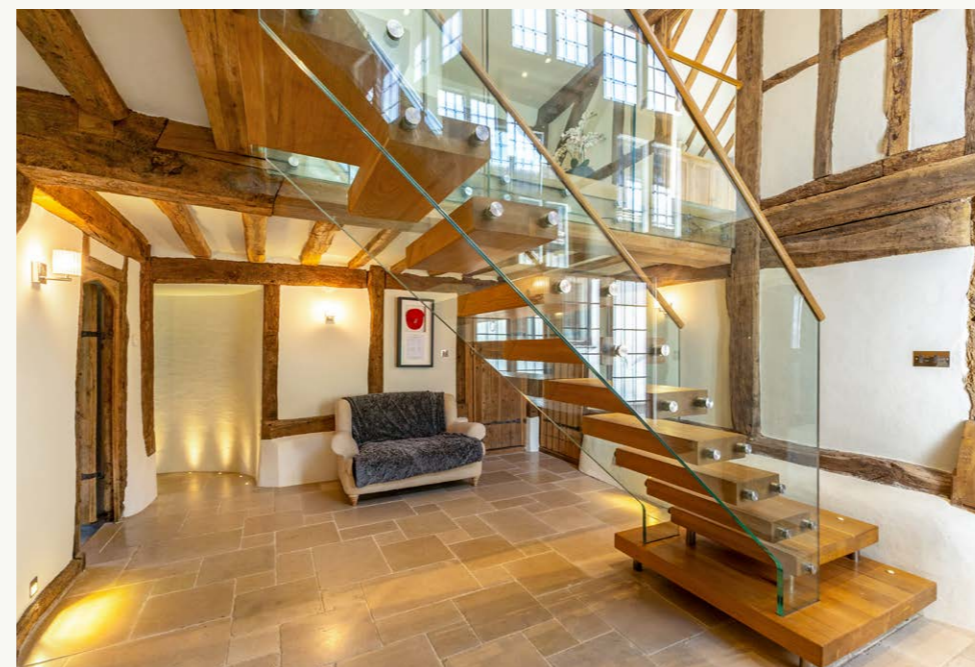
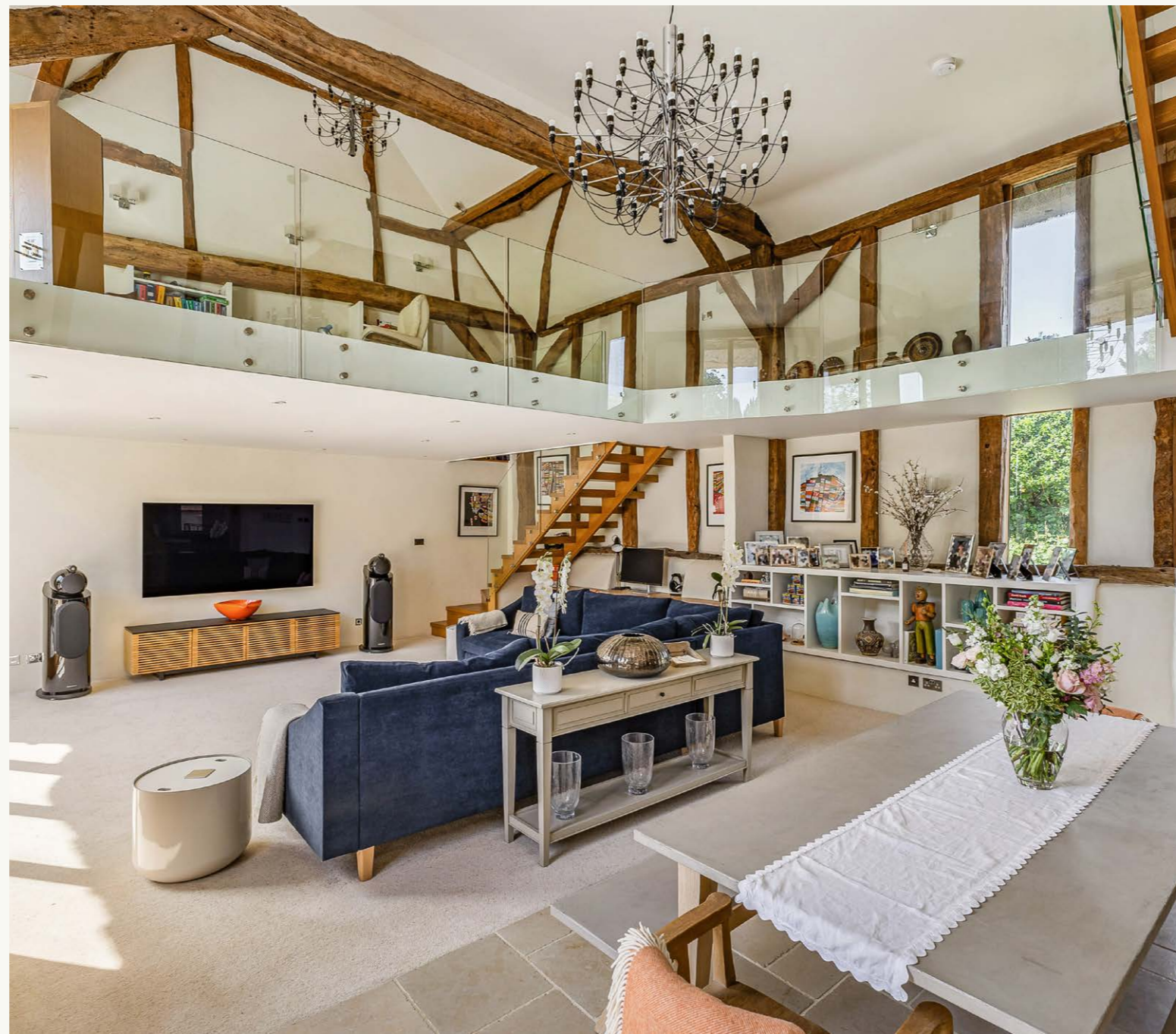
Haddenham benefits from excellent transport connections. Haddenham & Thame Parkway Station (0.9 miles) provides frequent and direct rail services to London Marylebone in under an hour, making it ideal for commuters and also to Oxford and Bicester village in under 30 minutes. There is a frequent bus service to and from Aylesbury, Thame and Oxford, with a bus stop two minutes' walk from the Dove House. The M40 motorway is also within convenient driving distance, providing access towards London, Oxford, Heathrow Airport and Birmingham.

Haddenham is a highly desirable village offering a range of amenities including village shops, a post office, cafés, traditional pubs, a GP surgery, pharmacy, and a variety of community and sporting clubs. The Dove House is itself located within a 5 minutes' walk from the popular Norsk coffee shop, the village bakery, the parade of shops, the library, the Rising Sun and the Kings Head public houses. The village offers well-regarded local schooling including Haddenham Community Infant School and Haddenham St Mary's Church of England School, together with a strong selection of independent schools (including Ashfold, Dragon, Magdalen, Headington, Bloxham and Abingdon) and grammar schools in Aylesbury, Oxford and the surrounding area, making it particularly popular with families.

The nearby market town of Thame provides extensive day-to-day shopping including Waitrose, Gail's bakery and a selection of independent retailers and restaurants. Further, retail parks and leisure facilities can be found in Aylesbury, Bicester and Oxford, all within easy reach. The world renowned le Manoir aux Quatre Saisons is less than 10 miles away.

The surrounding area is well served for leisure and outdoor pursuits, with nearby golf courses including the renowned Oxfordshire Golf Club. The countryside around Haddenham is particularly popular with walkers, cyclists and horse riders, with an extensive network of footpaths and bridleways throughout the surrounding Chiltern landscape.

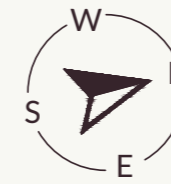
Postcode region: HP17







Approximate Floor Area = 556.6 sq m / 5991 sq ft
 (Excluding Void / Shed & Eaves)
 Garage = 33.7 sq m / 363 sq ft
 Outbuildings = 47.4 sq m / 510 sq ft
 Total = 637.7 sq m / 6864 sq ft

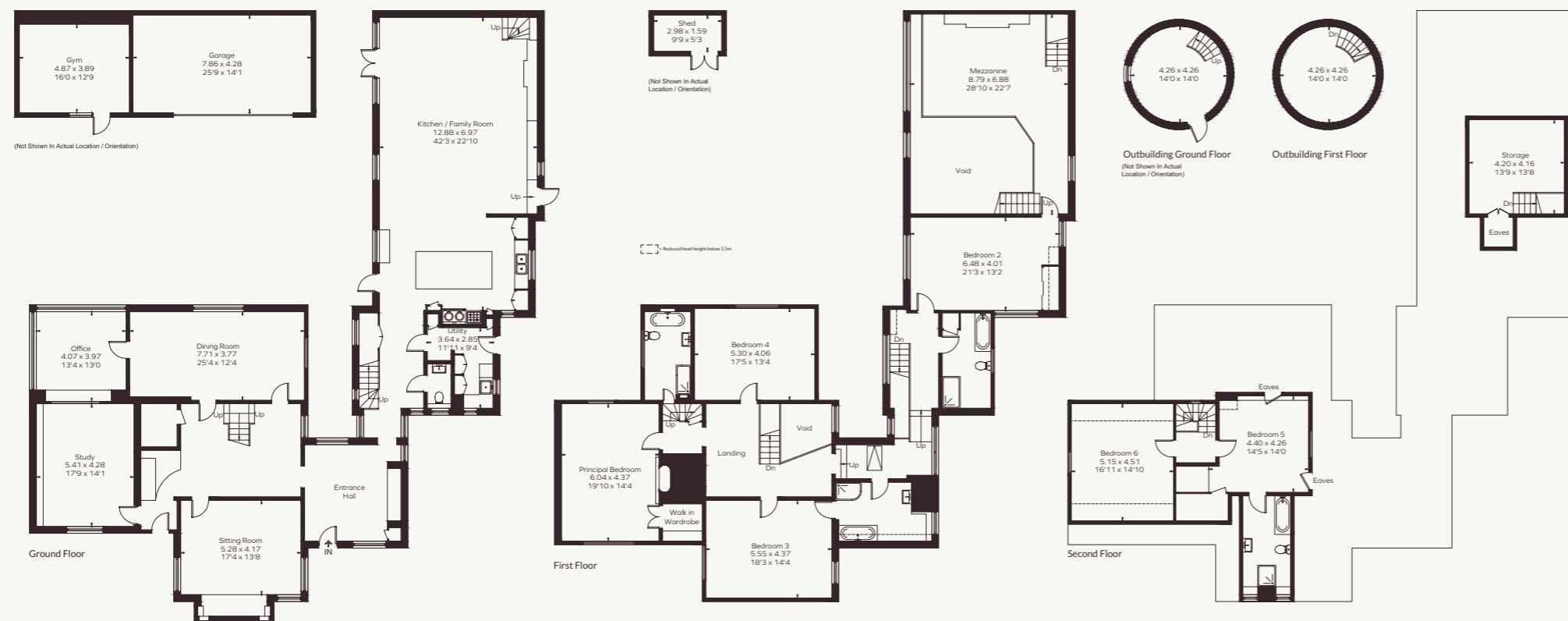


Strutt & Parker Oxford

201-203 Banbury Road, Summertown,
 Oxford, OX2 7LL
 01865 692303 | oxford@struttandparker.com

General

Local Authority: Buckinghamshire Council
 Services: Mains electricity, drainage and water. Gas-fired central heating.
 Council Tax: Band H
 EPC Rating: D
 Mobile and Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #109140

@struttandparker struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Template design by Fourwalls. Photographs taken May 2026. Particulars prepared June 2026.



Strutt
& Parker

Land and property. Since 1885.