



Churchway
Haddenham

TIM RUSS
& COMPANY



115 Churchway
Haddenham
Buckinghamshire

Spacious and well-presented family home offering versatile accommodation with ample parking and conveniently located for village amenities.

£780,000



The Property

Built in 2006 by Rectory Homes this four bedroom detached family home has been extended by the present owners to offer versatile living for families of all ages. The spacious accommodation within this immaculately present home comprises:- Covered porch, entrance hallway, cloakroom, the sizeable sitting/dining room has been converted to open plan to accommodate family gatherings. There is a spacious light and airy open plan kitchen/conservatory/family room. The kitchen area has ample worktops and breakfast bar plus space for a range style cooker, the conservatory style family area has doors that open to the rear garden, there is a separate utility room, plus a further reception room (presently used as office/study). To the first floor the master bedroom has a range of built in wardrobes and an en-suite bathroom, Guest bedroom with en-suite bathroom plus built in wardrobe, a further double bedroom also with wardrobes and a single bedroom with built in storage cupboard. The family bathroom has both bath and a shower cubicle.

Outside

An enclosed front garden has mature hedging and flower beds, driveway parking for several vehicles leads to a garage, with electric roller door and a personal door to the side access. The enclosed rear garden is southerly facing with gated access to the side, the garden is mainly laid to lawn with beds and borders of mature planting, and there is a large paved patio plus a pergola style setting area to escape the heat of the day.

Location

Haddenham is a thriving Buckinghamshire village situated between Thame and Aylesbury. The village facilities include a range of shops, health centre, dentist, library, gym, vet, community centre, restaurants, post office, cafes and public houses. The historic market town of Thame is just three miles away and offers more extensive facilities including a sports centre, shops, supermarkets and a weekly open-air market. For the commuter Haddenham and Thame Parkway provides a regular service to London, Marylebone (around 40 minutes). Junctions 7 & 8 of the M40 provide good access to London Heathrow and Birmingham Airports. There is excellent schooling in the area both in the public and private sectors as well as many countryside walks and bridleways to be

enjoyed nearby.

Directions

From the agent's office turn right into Banks Road, at the double mini roundabout take the left turning into Churchway and the property can be found on the left hand side a short distance after the turning for Stokes Croft.

Post code for Sat Nav: HP17 8LG

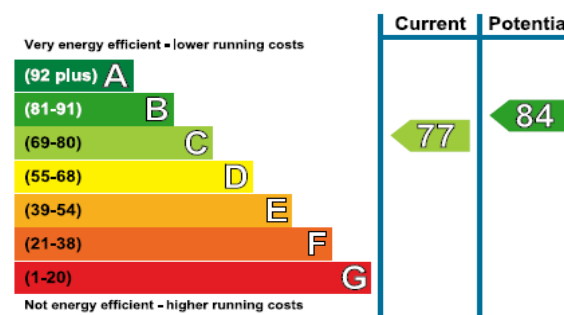
Viewings

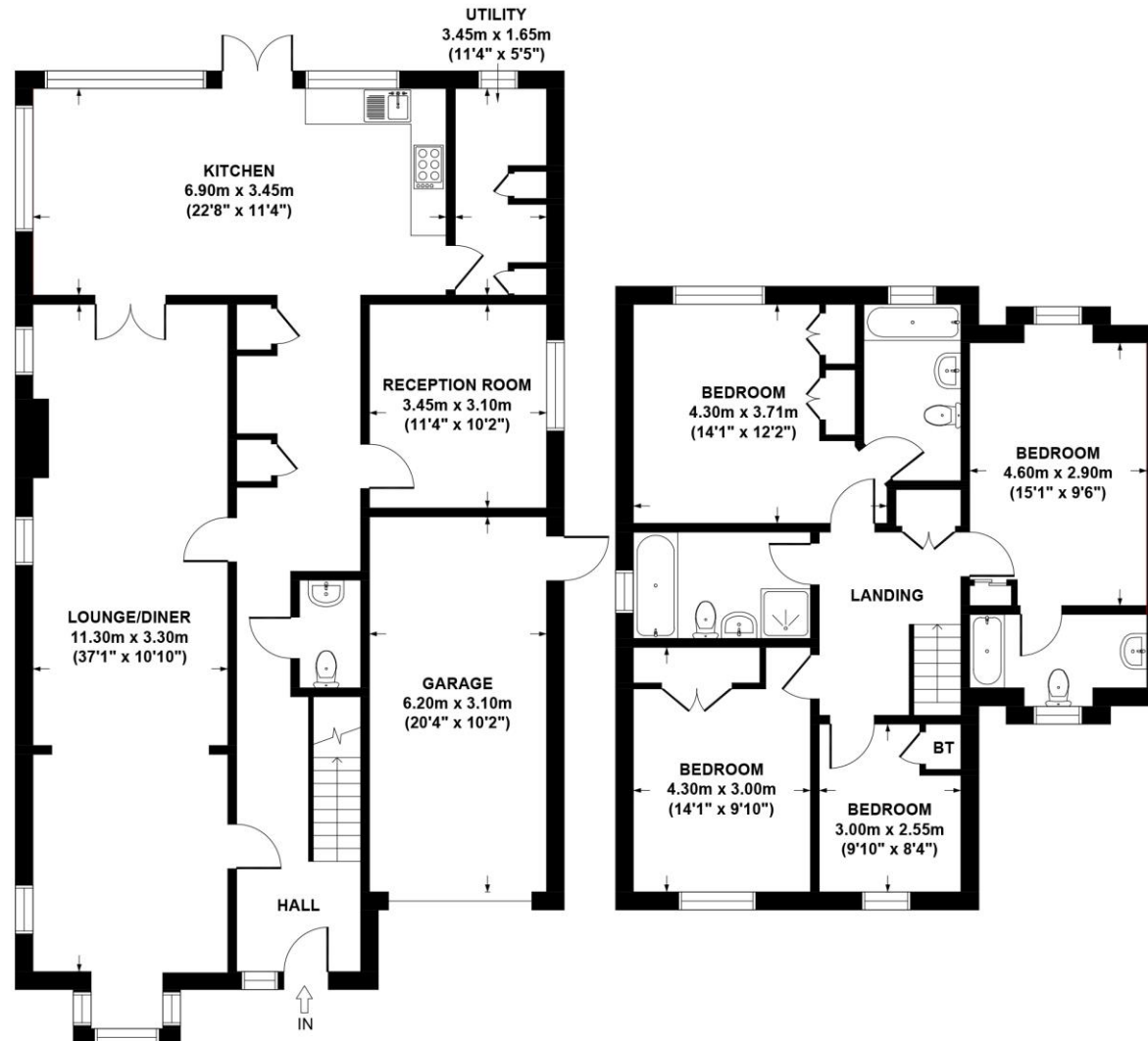
Strictly by appointment only.

Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial

Energy Efficiency Rating





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