

23 THAME ROAD

HADDENHAM, BUCKINGHAMSHIRE. HP17 8EW



HAMNETT
HAYWARD

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A beautiful four bedroom semi-detached Edwardian house, superbly located within walking distance of Haddenham & Thame Parkway

Ideally situated within a picturesque Buckinghamshire village and within just a short stroll from the station for access into London Marylebone, 23 Thame Road, Haddenham offers the opportunity to acquire an elegant Edwardian village house within private mature grounds.

Internally, the property enjoys beautifully presented accommodation arranged over two floors, with many original features. Of particular note are the wonderful receptions rooms with high ceilings and elegant bay fronted windows to the sitting room and master bedroom, offering a good degree of natural light. The entrance hall has an original tiled floor and doors to both the sitting room and dining room, along with a staircase extending to the first floor accommodation. The sitting room has a fireplace housing a natural wood burning stove and the formal dining room has an Edwardian style fireplace. The kitchen/breakfast room is situated to the rear of the house and fitted with a range of shaker style cupboard and drawer units, with granite work surfaces. The kitchen also has a traditional walk in larder and a separate utility room.

To the first floor are four bedrooms and a family bathroom, the master and guest bedrooms are beautifully decorated and enjoy a light aspect to the front of the house.

Externally, the property is set back from the road and black wrought iron railings enclose the attractive front garden. A shingle driveway provides ample parking for 2-3 vehicles and a detached garage provides further storage. Gated access opens into a private rear garden, laid predominantly to lawn and full of mature shrubs and flower beds. The current owners also have a small vegetable garden. A small paved terrace also provides an excellent position for entertaining.

A viewing is highly recommended to appreciate this lovely Edwardian house, offering the prospect of life within a pretty and thriving village whilst within walking distance of Haddenham & Thame Parkway offering fast track connections to London Marylebone in just 37 minutes

“A CLASSIC EDWARDIAN SEMI-DETACHED HOME LOCATED WITHIN A HIGHLY SOUGHT AFTER BUCKINGHAMSHIRE VILLAGE OFFERING EXCEPTIONAL LINKS TO LONDON MARYLEBONE”



AT A GLANCE

- A beautiful four bedroom semi-detached Edwardian property within a much sought after village
- Sitting room with wood burning stove
- Kitchen/breakfast room with separate utility room
- Off street parking, garage and pretty gardens
- Walking distance from Haddenham & Thame Parkway for access into London, Oxford & Birmingham

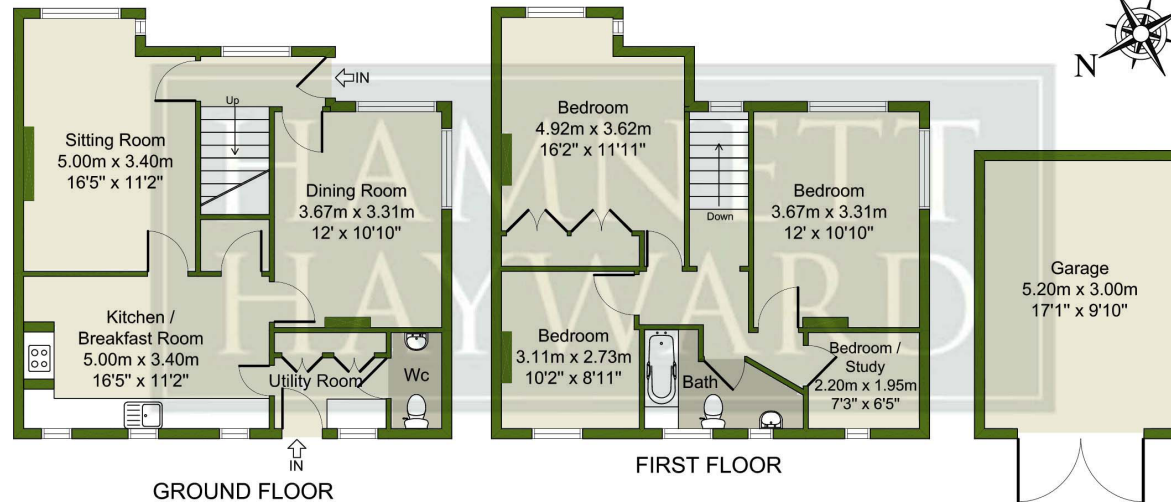


SPECIFICATION

- Entrance hall with tiled floor
- Cloakroom
- Sitting room with wood burning stove
- Dining room
- Kitchen/breakfast room
- Utility room
- Four bedrooms
- Family bathroom
- Ample off street parking
- Detached garage
- Lovely mature garden to the rear
- Small garden to the front
- Highly sought after village location
- Short walk to the village pond and church
- London Marylebone in just 37 minute
- Reputable local schools

NOT TO SCALE

Total approx. floor area for Main Dwelling 1464 sq.ft. / 136 sq.m



GROUND FLOOR

FIRST FLOOR

23 Thame Road, Haddenham

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in the specification have not been tested by Hamnett Hayward and no guarantee as to their operating ability or their efficiency can be given.

LOCATION

Haddenham is a beautiful Buckinghamshire village located just 3 miles from the Oxfordshire town of Thame and seven miles from Aylesbury. Several times winners of 'Village of the Year' in their region, Haddenham is the largest of the four Wychert villages in Bucks. Wychert is the name given to the mud and wattle walls that are a common sight in the village. Haddenham is also famous for its ponds and was the original breeding ground for the Aylesbury Duck (the white ones). There are still four ponds in the village though common mallards and moor hen now outnumber the white ducks. There are a comprehensive range of amenities in the village with four restaurants, three public houses, a parade of shops and a popular coffee shop. For schooling, three reputable primary schools are located in the village with a regular bus service provided for all three Aylesbury grammar schools.

The commuter is also well catered for with a railway station in the village providing regular direct line services to London Marylebone (from 37 mins), Oxford & Birmingham. For motorists, the M40 (junction 6) is about nine miles away. A regular bus service through the village goes to Aylesbury, Thame and Oxford for larger departmental stores or further amenities.

ADDITIONAL INFORMATION

Services: Mains water, gas and electricity

Heating: Gas fired central heating to radiators

Energy Rating: Current E (41) Potential C (76)

Local Authority: Aylesbury Vale District Council

Postcode: HP17 8EW

Council Tax Band: E

GUIDE PRICE

£685,000

**HAMNETT
HAYWARD**

HAMNETT HAYWARD

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