



Connells

Halifax Green
Haddenham Aylesbury



Property Description

Constructed in 2022, this modern semi-detached family home offers spacious and contemporary living in the heart of Haddenham, with four bedrooms and three bathrooms, this property is ideal for families seeking comfort and convenience.

The ground floor is made up of a welcoming entrance hall which includes a cloakroom a fully equipped kitchen with modern appliances complete with a dining area space and through to a generous living room with French doors opening out onto the rear garden. Following up the stairs onto the first floor sits the master bedroom which features an en-suite shower room and a further two bedrooms and family bathroom. Leading up onto the second floor sits another bedroom, study and shower room.

Externally this property benefits from a private rear garden which is perfect for outdoor entertaining and relaxing. To the front, off-street parking and a garage is provided for multiple vehicles and ample open green space/playing fields just to the side of the property itself.

Hall

17' 1" x 6' 9" (5.21m x 2.06m)

Sitting Room

10' 6" x 15' 4" (3.20m x 4.67m)

Kitchen/ Dinning Room

17' 1" x 8' 2" (5.21m x 2.49m)

Main Bedroom

10' 4" x 10' 6" (3.15m x 3.20m)

Ensuite Bathroom

7' 2" x 4' 5" (2.18m x 1.35m)

Bedroom Two

9' x 11' 1" (2.74m x 3.38m)

Bedroom Three

10' 5" x 8' (3.17m x 2.44m)

Bedroom Four

7' x 7' (2.13m x 2.13m)

Bathroom

6' 3" x 6' (1.91m x 1.83m)

W/C

6' 7" x 3' 2" (2.01m x 0.97m)

Shower Room

8' 1" x 8' 2" (2.46m x 2.49m)

Study

7' 5" x 6' 8" (2.26m x 2.03m)

Haddenham is a picturesque and highly sought-after village in Buckinghamshire, offering an idyllic blend of rural charm and excellent transport links. Famous for its traditional thatched cottages, tranquil duck ponds, and welcoming community, the village provides an outstanding quality of life for residents.

Situated just 7 miles from Aylesbury and 3 miles from Thame, Haddenham enjoys a convenient location with easy access to larger towns and cities. The nearby Haddenham & Thame Parkway railway station (0.7 miles) offers direct services to London Marylebone in as little as 40 minutes, making it a popular choice for commuters. Additionally, the A418 and M40 are close by, ensuring seamless road connections to Oxford, High Wycombe, and beyond.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01844 260000
E thame@connells.co.uk

103 High Street
 THAME OX9 3DZ

EPC Rating: B Council Tax
 Band: E

view this property online [connells.co.uk/Property/THM306773](https://www.connells.co.uk/Property/THM306773)



Tenure: Freehold



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