



**Connells**

Stokes Croft  
Haddenham Aylesbury



# Stokes Croft Haddenham Aylesbury HP17 8DZ

for sale guide price  
**£515,000**



## Property Description

This delightful three-bedroom detached home on Stokes Croft presents a rare opportunity to acquire a spacious and well-located family property with plenty of potential.

The home is set back behind a well-maintained front garden and private driveway, offering off-street parking and a welcoming approach. Upon entering, you are greeted by a light-filled hallway leading to a generously sized lounge and a separate dining area, ideal for family gatherings and entertaining. The adjoining kitchen provides garden views and direct access to the enclosed rear garden, which offers a secure and sunny space for children to play or for outdoor relaxation.

Upstairs, the property comprises three well-proportioned bedrooms and a modern family bathroom, making it perfectly suited to families or those looking to downsize without compromising on space. With its detached layout, the property benefits from increased privacy.

This property offers the perfect canvas for comfortable village living in a sought-after, well-connected location.



## Kitchen

18' x 15' ( 5.49m x 4.57m )

## Dining Room

11' 9" x 10' 2" ( 3.58m x 3.10m )

## Sitting Room

15' 6" x 11' 9" ( 4.72m x 3.58m )

## Garage

17' 3" x 7' 3" ( 5.26m x 2.21m )

## Bedroom One

11' 6" x 10' 2" ( 3.51m x 3.10m )

## Bedroom Two

10' 9" x 11' 2" ( 3.28m x 3.40m )

## Bedroom Three

11' 6" x 8' 4" ( 3.51m x 2.54m )

## Bathroom

10' 9" x 7' 3" ( 3.28m x 2.21m )

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 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.







**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: E

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Tenure: Freehold



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