



4 STOCKWELL  
HADDENHAM BUCKINGHAMSHIRE

**TIM RUSS**  
& COMPANY





## 4 STOCKWELL HADDENHAM BUCKINGHAMSHIRE

A CHARMING PERIOD GRADE II LISTED HOME WITH THREE BEDROOMS AND STUNNING GARDENS LOCATED IN ARGUABLY ONE OF THE MOST SOUGHT AFTER AREAS OF THE VILLAGE

**GUIDE PRICE £585,000**





## The Property

This extremely attractive Grade II listed home has been in the same ownership for many years. The current owners have extended and created a charming place to come home to. The side entrance door leads to a light and spacious hallway. The sitting room which is positioned to the front of the property has lovely character features including honeycomb beams, exposed brickwork and an attractive open fireplace. From this space one of the staircases leads to the principal bedroom which is simply gorgeous. Currently a large dressing area which could possibly include an ensuite, leads into the double bedroom area. Back to the ground floor. The hallway gives access to the bathroom, dining room, where a second staircase is situated and kitchen/breakfast room. The kitchen is fitted with wall and base units, built in oven and space for white goods. There is access to the garden from the kitchen/breakfast room. The second staircase leads to a landing and two further bedrooms.

## Outside

The driveway at the front of this lovely home provides space for one vehicle. There is pedestrian side access to the rear and side gardens. This is special. Quiet and beautiful. Mainly laid to lawn with mature borders, specimen trees and several areas to

entertain friends. The home office has power and light and is a brick construction. There is a further workshop towards the back of this extensive and lovely space.

## 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 and Oxford (around 40 minutes and 30 minutes, respectively). 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.

**Post code for SatNav: HP17 8AX**

## Mortgage


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

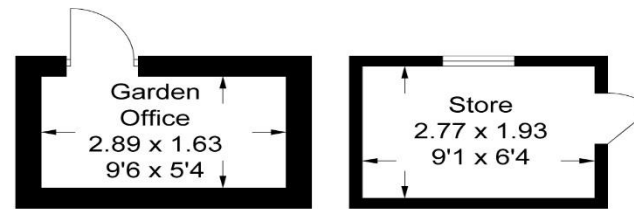
## Additional Information

- **Council Tax Band - E**
- **EPC Rating – N/A AS A LISTED BUILDING**
- **Services – Mains electricity, water, drainage and gas fired central heating**
- **Local Authority – Buckinghamshire County Council**
- **Tenure - FREEHOLD**

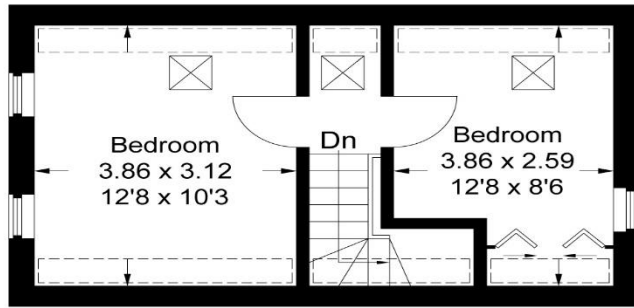
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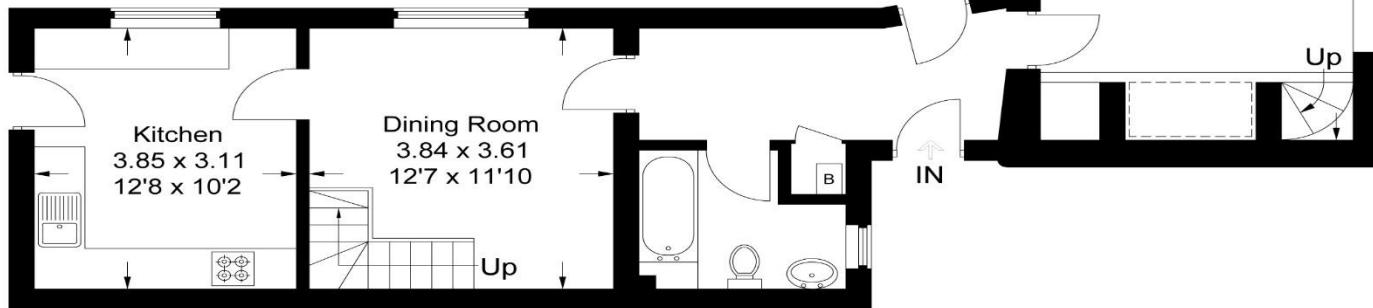
 = Reduced headroom below 1.5m / 5'0



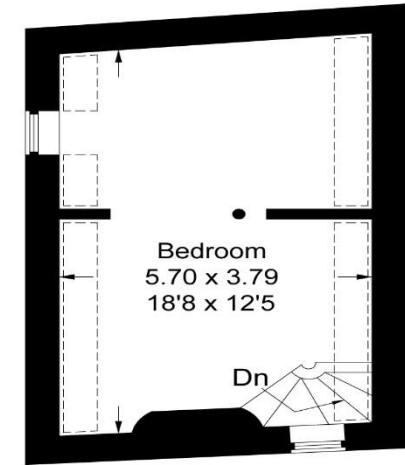
(Not Shown In Actual Location / Orientation)



**First Floor**



**Ground Floor**



**First Floor**

## 4 Stockwell

Approximate Gross Internal Area  
 Ground Floor = 63.1 sq m / 679 sq ft  
 First Floor = 47.5 sq m / 511 sq ft  
 Garden Office = 4.9 sq m / 53 sq ft  
 Store = 5.4 sq m / 58 sq ft  
 Total = 120.9 sq m / 1,301 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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112 High Street, Thame, Oxon OX9 3DZ

T: 01844 217722

E: thame@timruss.co.uk

www.timruss.co.uk

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 & COMPANY