

WYKEHAM GATE HADDENHAM BUCKINGHAMSHIRE





2 WYKEHAM GATE HADDENHAM BUCKINGHAMSHIRE

A SUPER FOUR BEDROOM HOME WITH A PRIVATE AND SUNNY GARDEN OF CONSIDERABLE SIZE

GUIDE PRICE £750,000









The Property

This super family home is located in a highly regarded area of the village and has a superb garden, not only in size but completely private and beautifully sunny. This is a home which offers space and style throughout. The entrance hall leads to all the reception rooms and is a good size. The sitting room has an attractive open fireplace and light floods in from the front and from the conservatory which gives access to the garden. The dining room is also located to the rear of the property. Special mention must be made of the stunning kitchen/breakfast space. The extensive range of fitted units, with integrated appliances are complemented with marble work surfaces. The central island is great, perfect to enjoy coffee with friends or supervise nippers at breakfast time. The stunning bifold doors onto the garden just finishes this space off beautifully. The cloakroom and utility room completes the ground floor accommodation. To the first floor a spacious landing leads to all the bedrooms. The principal bedroom has a newly fitted ensuite shower room. There are three further bedrooms and a family bathroom which concludes the space within this lovely home.

Outside

To the front of the property is driveway parking for two motor vehicles and access to the double garage. The front garden is both private and of a good size and has a number of specimen trees and an area of lawn. There is gated access to the side which allows access to the super private and sunny rear garden. This is mainly laid to lawn with mature borders filled with shrubs and further specimen trees. A large, paved terrace to the rear of the property is just perfect for entertaining.

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 8DF

Mortgage

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

Additional Information

- Council Tax Band F
- EPC Rating D
- Services Mains electricity, water, drainage and gas fired central heating
- Local Authority Buckinghamshire County Council
- Tenure FREEHOLD

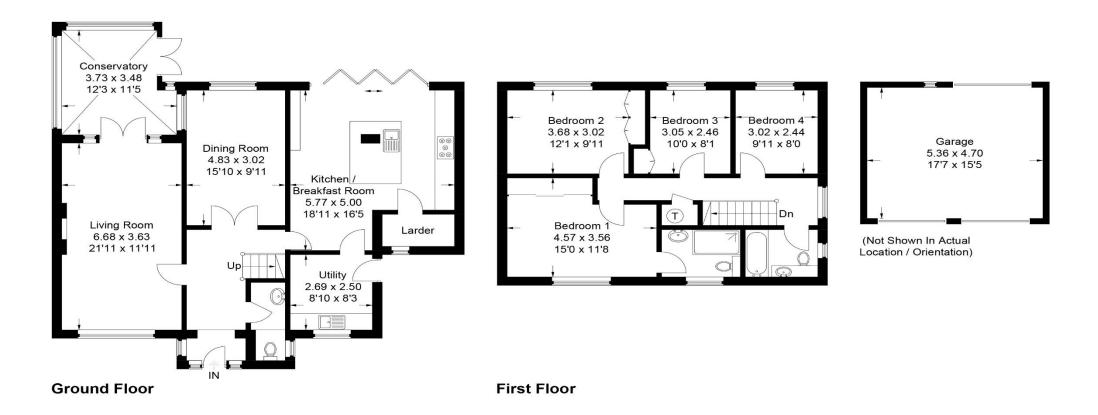
Ref: TH/3190











2 Wykeham Gate

Approximate Gross Internal Area Ground Floor = 105.8 sq m / 1,140 sq ft First Floor = 63.8 sq m / 687 sq ft Garage = 25.4 sq m / 273 sq ft Total = 195 sq m / 2,100 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. © CJ Property Marketing Ltd Produced for Tim Russ & Company

112 High Street, Thame, Oxon OX9 3DZ

T: 01844 217722

E: thame@timruss.co.uk

www.timruss.co.uk



Tim Russ & Company for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars and floor plans are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as a uportant of and the permissions. For exploring the same or any liability in respect of abortive journeys. Terms quote as bottive or any liability in respect of abortive journeys. Terms quote are subjected are subjected responsible for any expense incurred in viewing the same or any liability in respect of abortive journeys. Terms quote as a subjective or any liability in terms or any liability in terms or any liability in terms of the same state the correct but any intending purchasers or any liability and the same as the terms of the same state the correct but any intending the same or any liability in respect of abortive journeys. Terms quote as subjective any subjection or any liability and the same state that the same state the same state