



WYKEHAM GATE  
HADDENHAM BUCKINGHAMSHIRE

**TIM RUSS**  
& COMPANY





## 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

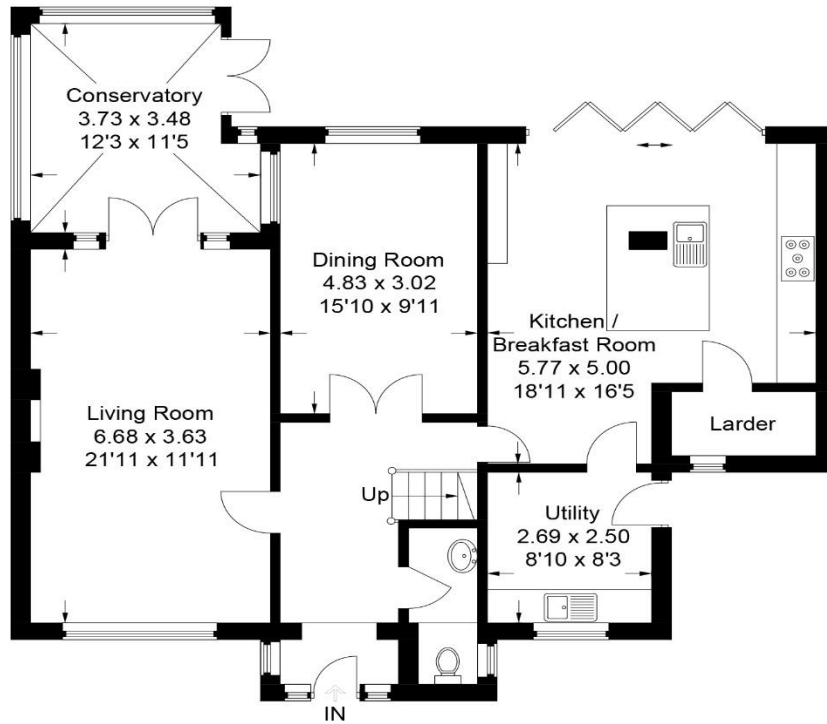
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

## 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

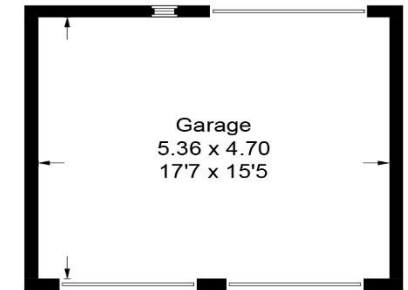




Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

## 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.

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