



**MALLARD CROFT
HADDENHAM BUCKINGHAMSHIRE**





10 MALLARD CROFT HADDENHAM BUCKINGHAMSHIRE

A SPECIAL HOME IN A SPECIAL
LOCATION WITH THREE BEDROOMS
AND BEAUTIFUL PRIVATE GARDENS

GUIDE PRICE £575,000



The Property

This three bedroom home is located in quite possibly one of the best spots in the village. The property is tucked away at the back of this select development and enjoys a super plot. Quiet and safe with no passing traffic. As you enter this immaculate residence you are immediately struck by the light and space. The entrance hall allows access to all the living spaces. The sitting/dining room is to the rear of this lovely home and has glazed French style doors right across the room allowing light to flood in and giving access to the private and beautiful garden. The kitchen space has a good range of fitted wall and base units, with space for appliances. A downstairs cloakroom concludes the ground floor. The first-floor accommodation is once again generous with two double bedrooms, the principal of which has an ensuite shower room. The third single bedroom is currently being used as a home office. The family bathroom completes the internal accommodation.

Outside

The front garden has pretty post and rail fencing and is planted with a number of mature shrubs. There is side pedestrian access via the gated car port leading to the rear garden. Special note must be made of the space, privacy and exceptional planting making this area extremely attractive and private in the summer

months. The paved terraced provides a lovely area to entertain. This complete package is in lovely order throughout.

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

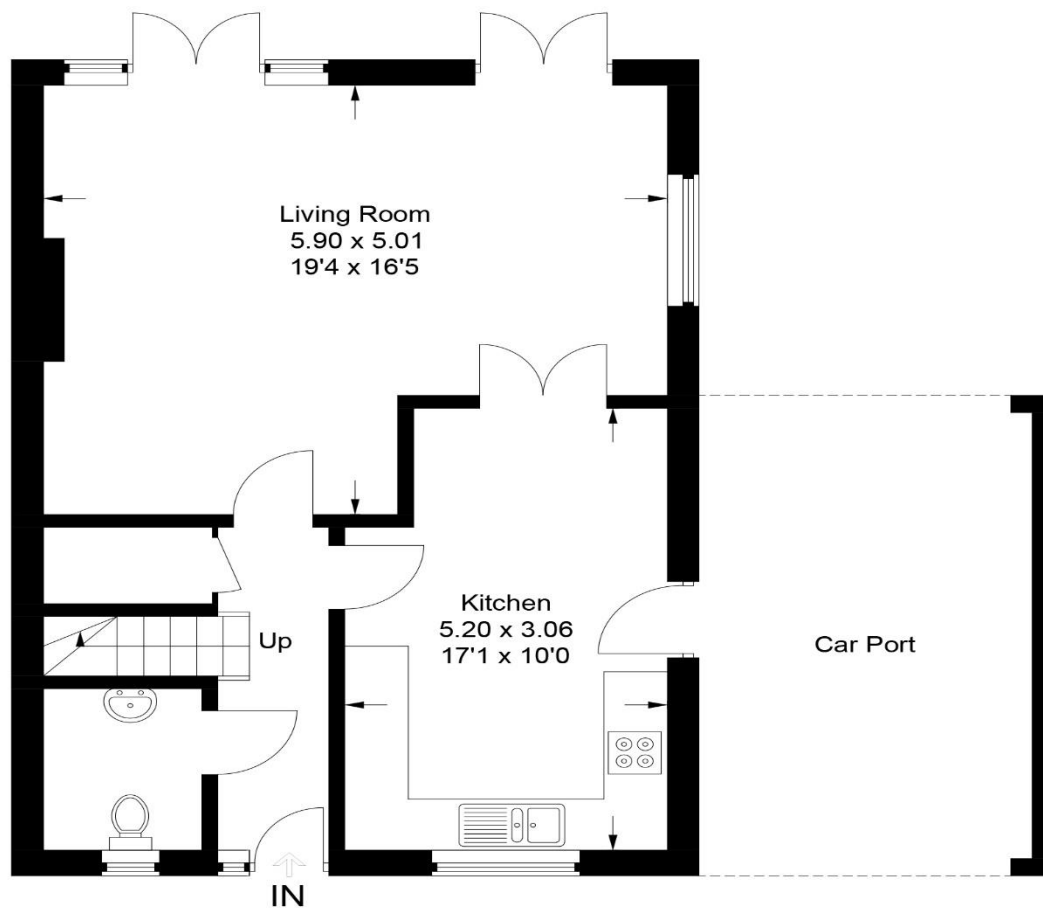
Post code for SatNav: HP17 8EF

Additional Information

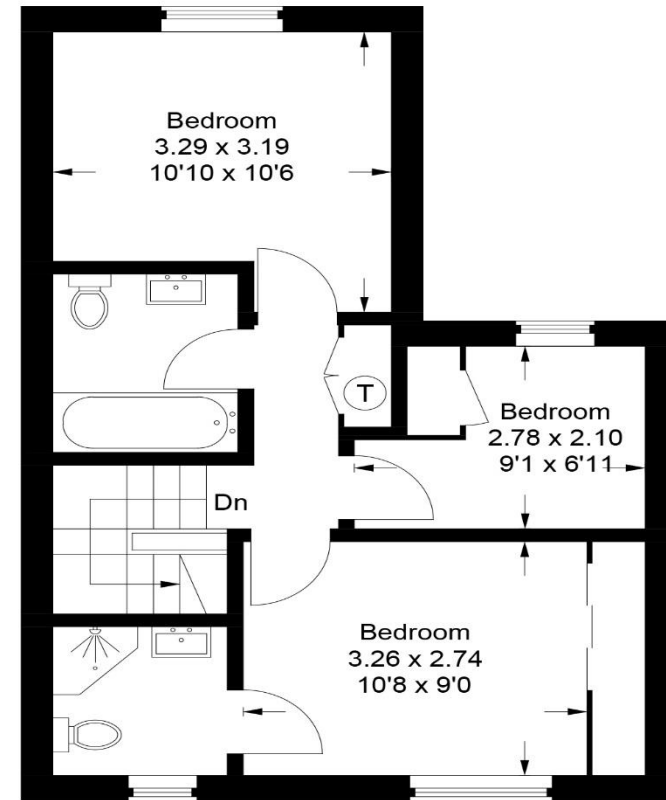
- **Council Tax Band - E**
- **EPC Rating – C**
- **Services** – Mains electricity, water, drainage and gas fired central heating (AIR SOURCE)
- **Local Authority** – Buckinghamshire County Council
- **Tenure - FREEHOLD**

Ref: TH/3269





Ground Floor



First Floor

10 Mallard Croft
 Approximate Gross Internal Area
 Ground Floor = 53.7 sq m / 578 sq ft
 First Floor = 40.1 sq m / 432 sq ft
 Total = 93.8 sq m / 1010 sq ft
 (Excluding Car Port)

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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