



5 FAIRFIELD CLOSE  
HADDENHAM BUCKINGHAMSHIRE

**TIM RUSS**  
& COMPANY



## 5 FAIRFIELD CLOSE HADDENHAM BUCKINGHAMSHIRE

A BEAUTIFULLY PRESENTED FOUR  
BEDROOM FAMILY HOME SITUATED  
WITHIN THIS HIGHLY REGARDED  
SMALL DEVELOPMENT

**GUIDE PRICE £865,000**



## The Property

An exceptionally well presented detached four-bedroom family home with extras. Corner plot. Fab garden home office. Private garden. This is a super family home built approximately five years ago by highly regarded Rectory Homes.1

The entrance hall is of a good size and allows access to the super living spaces. The spacious sitting room enjoys light from both the front and rear with double doors out to the rear garden. A lovely woodburning stove is a very attractive focal point and perfect on a winters evening.

Special mention must be made of the kitchen/dining/family space, both large and light with bifold doors opening onto the garden.

The kitchen area is fitted with an excellent good range of Shaker style wall and base units, integrated appliances, and are complimented by the granite worktops. A cloakroom and utility room concludes the ground floor.

To the first floor the principal bedroom is spacious with fitted wardrobes and has a well-appointed ensuite. The guest suite also has an ensuite shower room. There are two further bedrooms and a good-sized family bathroom. This home is located in a quiet and safe location within this highly regarded village.

## Outside

The front garden is planted with maturing shrubs and an area of lawn to the side. Driveway parking allows access

to both the garage and the extra parking space. There is also a pedestrian access to the rear garden. Very private and with this home sitting on a corner plot a really pleasing size. The garden is mainly laid to lawn with planted raised borders and a large area of paved terrace which is perfect for entertaining. A contemporary home office is also located in the garden and has all the necessities to provide a great working 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

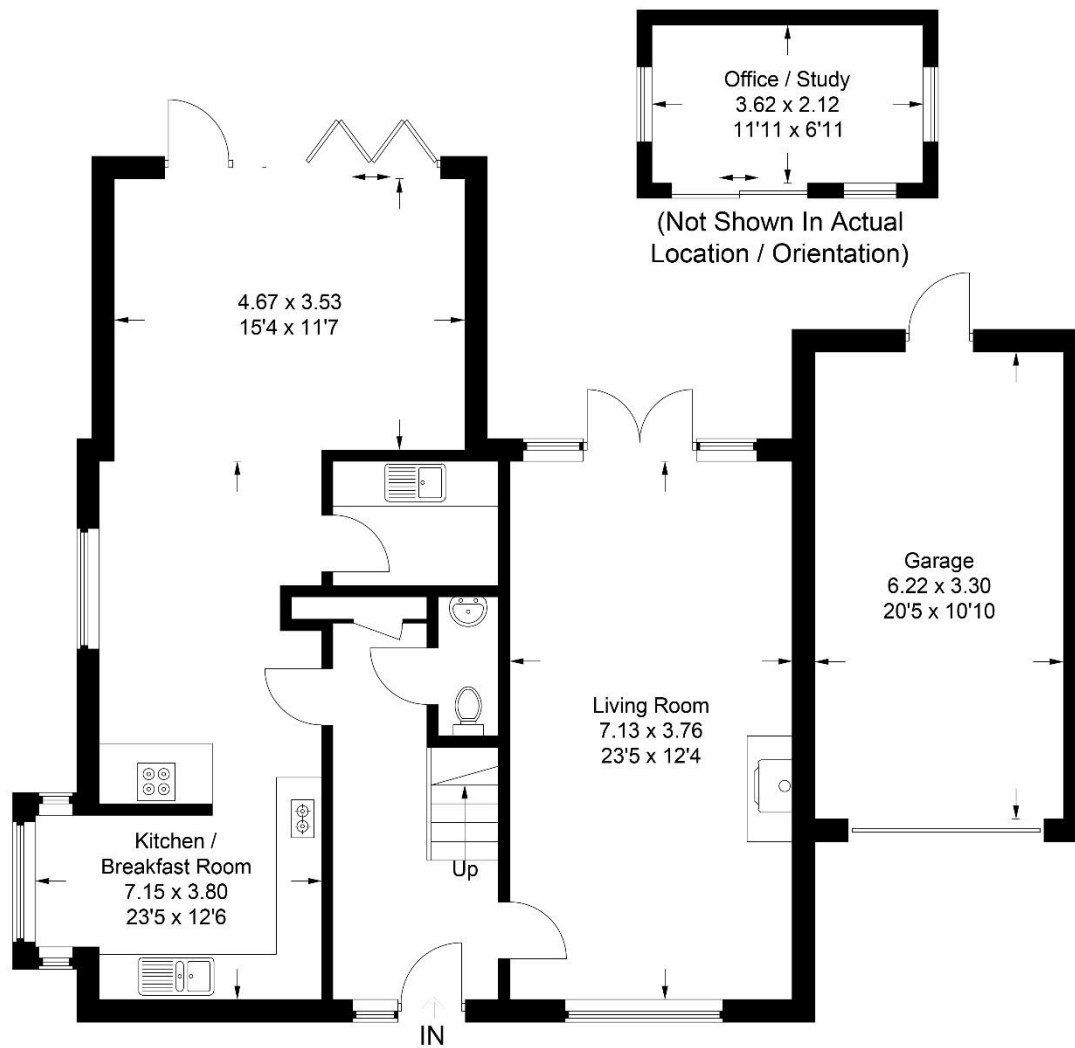
**Post code for SatNav: HP17 8TW**

## Additional Information

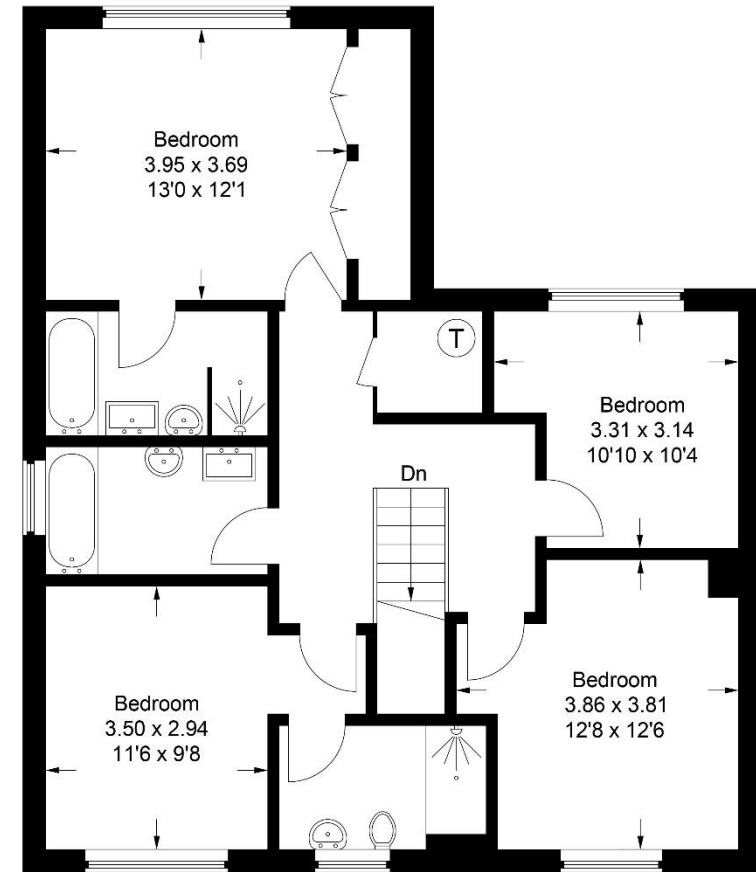
- **Council Tax Band - G**
- **EPC Rating – B**
- **Services –** Mains electricity, water, drainage and Air source central heating
- **Local Authority –** Buckinghamshire County Council
- Service charge of approximately £550.00 per annum
- **Tenure - FREEHOLD**

Ref: TH/3274





**Ground Floor**



**First Floor**

## 5 Fairfield Close

Approximate Gross Internal Area  
 Ground Floor = 85.6 sq m / 921 sq ft  
 First Floor = 84.0 sq m / 904 sq ft  
 Garage = 20.6 sq m / 222 sq ft  
 Office / Study = 7.6 sq m / 82 sq ft  
 Total = 197.8 sq m / 2,129 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](mailto:thame@timruss.co.uk)

**[www.timruss.co.uk](http://www.timruss.co.uk)**

**TIM RUSS**  
& COMPANY