



QUAKERS MEDE
HADDENHAM BUCKINGHAMSHIRE

TIM RUSS
& COMPANY



16 QUAKERS MEDE HADDENHAM BUCKINGHAMSHIRE

A WELL APPOINTED EXTENDED
FOUR BEDROOM DETACHED HOME
WITH PRIVATE REAR GARDEN.

GUIDE PRICE £650,000



The Property

A well-appointed four bedroom detached family home located in a quiet central location in this highly regarded village. This lovely property has been extended over the years and now provides spacious and flexible accommodation.

The hallway is both spacious and light allowing access to primary spaces within this home. The sitting room has dual aspect windows and is of a good size. The kitchen/breakfast room has views over the rear garden and is fitted with an extensive range of base and wall units with integrated appliances. This in turn links beautifully with the dining room and conservatory. A super study/bedroom 5, located at the front of the house along with a useful downstairs shower room and utility room concludes the ground floor.

To the first floor are four great bedrooms and a recently fitted family bathroom.

Outside

To the front of the property is a large, graveled area which would accommodate several motor vehicles. The flanking borders are planted with mature shrubs.

There is pedestrian gated access to the side of the property leading to the rear. The rear garden is of a good size and is private and quiet. Mainly laid to lawn with mature shrubs and planted borders along with a large, paved terrace, which is perfect for entertaining.

A super family home in a super location.

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 country walks

Post code for SatNav: HP17 8EB

Mortgage

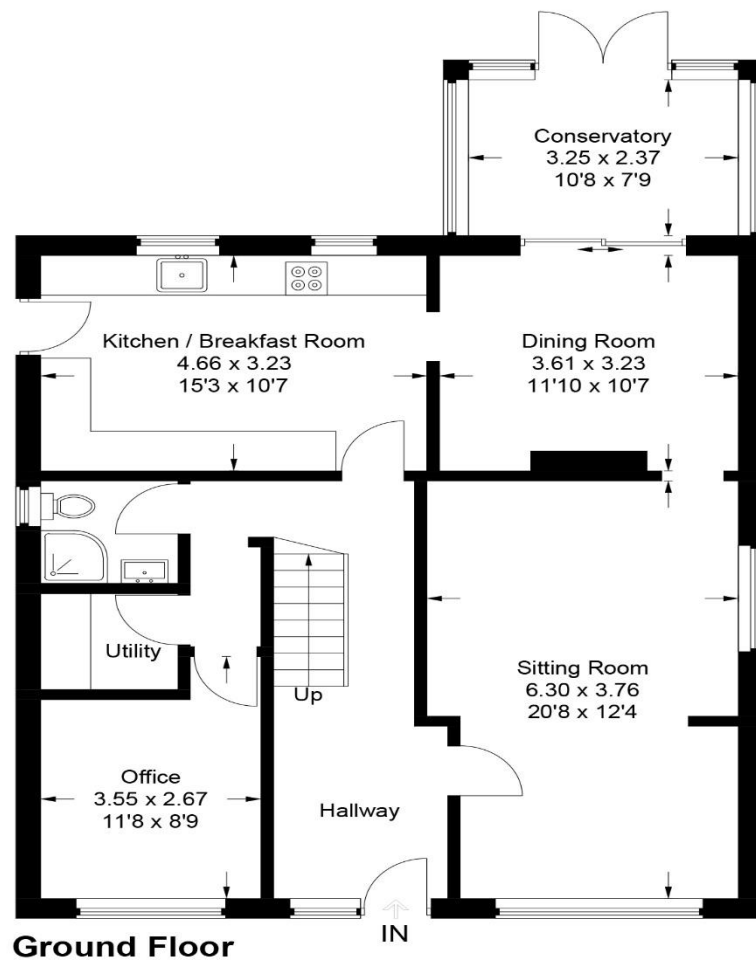
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Additional Information

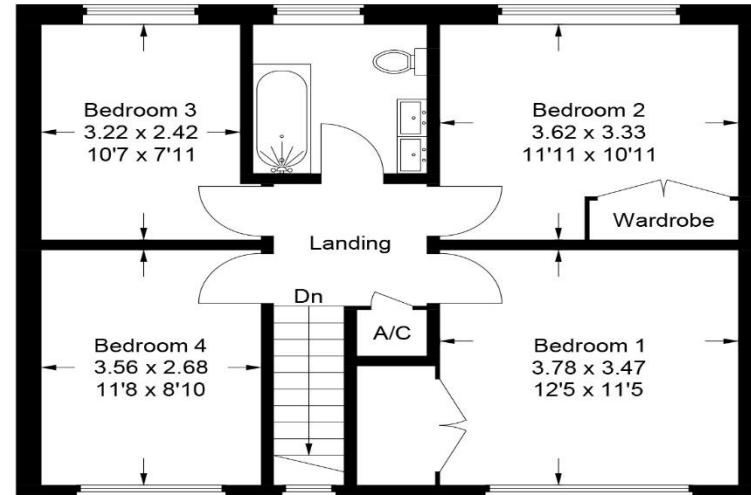
- **Council Tax Band - F**
- **EPC Rating – D**
- **Services –** Mains electricity, water, drainage and gas fired central heating
- **Local Authority –** Buckinghamshire County Council
- **Tenure - FREEHOLD**

Ref: TH/3271





Ground Floor



First Floor

16 Quakers Mede, Haddenham, HP17 8EB

Approximate Gross Internal Area
 Ground Floor = 90.6 sq m / 975 sq ft
 First Floor = 58.4 sq m / 629 sq ft
 Total = 149.0 sq m / 1,604 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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