



LONG FURLONG  
HADDENHAM BUCKINGHAMSHIRE

**TIM RUSS**  
& COMPANY





# 15 LONG FURLONG HADDENHAM BUCKINGHAMSHIRE

LOCATED IN A TOP ADDRESS IN THIS  
HIGHLY REGARDED VILLAGE A THREE  
BEDROOM DETACHED HOME WITH  
ODDLES OF SCOPE TO UPDATE AND  
EXTEND

**GUIDE PRICE £625,000**





## The Property

This detached three-bedroom family home located in a quite Close within a short stroll of the Railway Station and all the village amenities. This home has so much potential. Update or extend (subject to planning permission). It's completely up to you. The outlook to the rear is stunning. Private and beautiful.

The current accommodation is as follows:

Entrance hall leading to both the living space and the kitchen. The sitting/dining space is of an exceptional size and has natural light flooding in from both front and rear. There is a feature fireplace and a moon shaped opening through to the kitchen. The kitchen is fitted with a range of fitted base and wall units with space for appliances.

A useful office, although currently single skinned, and a ground floor cloakroom complete the ground floor accommodation.

The first floor has three good sized bedrooms, the second of which has a range of fitted wardrobes and lovely views over the rear garden and beyond. A family bathroom concludes the accommodation.

## Outside

To the front is an area of lawn and driveway parking allowing access to the garage. There is access to the rear via a side pathway.

The rear garden is lovely and has the added bonus of being private and so quiet. With a small woodland beyond the boundary of this property, the sound of birds tweeting is a joy. There is a paved terrace abutting the rear of the property, which is perfect for entertaining. An area of lawn which is complimented with mature borders planted with shrubs and specimen trees.

A lovely space in a top position

## 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 8DQ

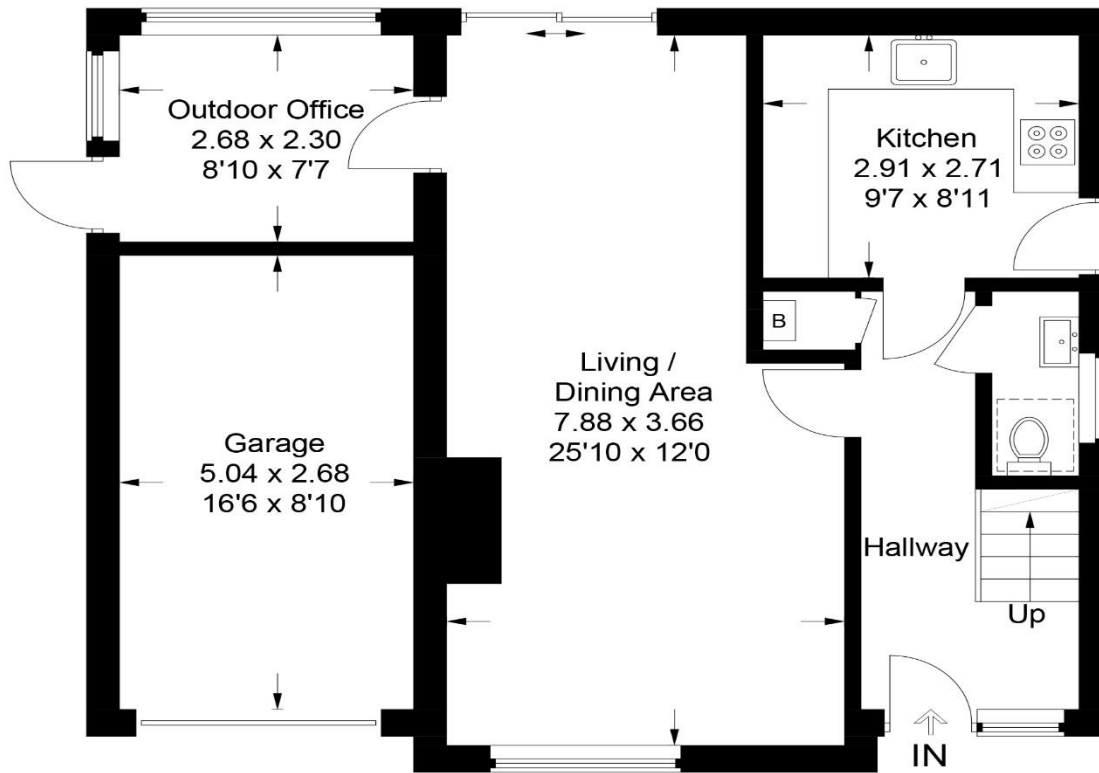
## Additional Information

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

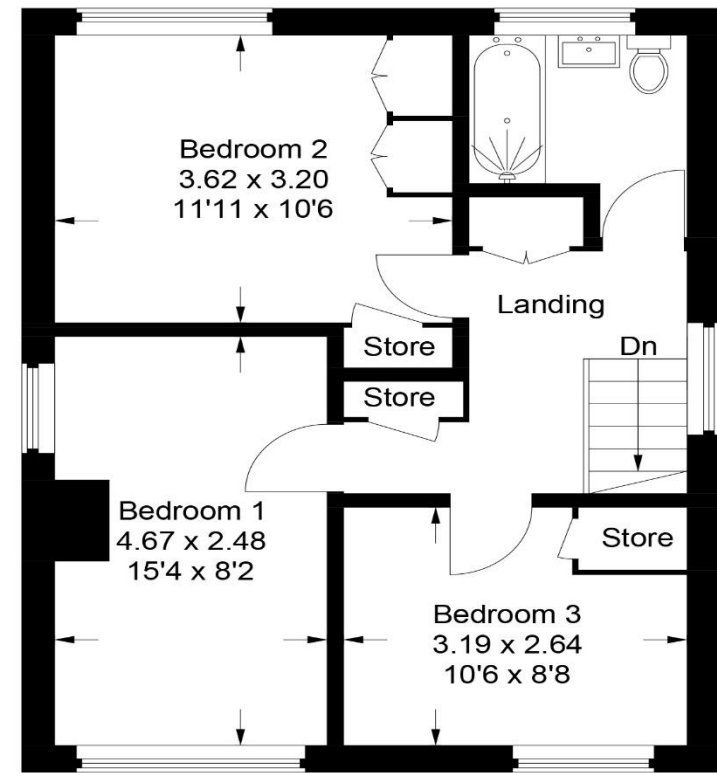
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 = Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**

**15 Long Furlong, Haddenham, HP17 8DQ**

Approximate Gross Internal Area  
Ground Floor = 52.5 sq m / 565 sq ft  
First Floor = 45.8 sq m / 493 sq ft  
Garage = 13.6 sq m / 146 sq ft  
Total = 111.9 sq m / 1204 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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