



SEDGWICK STREET  
HADDENHAM BUCKINGHAMSHIRE

**TIM RUSS**  
& COMPANY



# 19 SEDGWICK STREET HADDENHAM BUCKINGHAMSHIRE

THIS WELL APPOINTED FIVE BEDROOM  
FAMILY HOME IS IDEALLY POSITIONED  
JUST A SHORT STROLL FROM  
HADDENHAM & THAME PARKWAY

**GUIDE PRICE £695,000**



## The Property

A beautifully appointed three storey detached family home located within a short stroll of the railway station. There is an abundance of space in this property and we would recommend you view this one to appreciate all it has to offer.

To the ground floor there is a generous sitting room boasting a dual aspect to the front and rear with French doors opening to the garden.

The kitchen, both spacious and bright is fitted with an extensive range of wall and base units with integrated appliances and a breakfast bar. There is an abundance of space to accommodate both dining and family areas without compromise.

Completing the ground floor is a lovely playroom/study and a cloakroom.

### The first floor

The principal suite is really something special. Part vaulted and of a great size with an array of fitted wardrobes and a delightful ensuite shower room. There are two further double bedrooms and a great family bathroom.

On the second floor a lovely lofty guest suite with ensuite shower room. A fifth smaller bedroom/study concludes the accommodation.

## Outside

The front garden is planted with maturing shrubs. There is driveway parking to the side which leads to the single garage. The garage has light and power and a pedestrian door leading to the rear garden. There is also gated access to the rear. The rear garden is mainly laid to lawn with paved terraces which are perfect for entertaining. This is a spacious and beautifully appointed family home that has so much to offer.

## 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

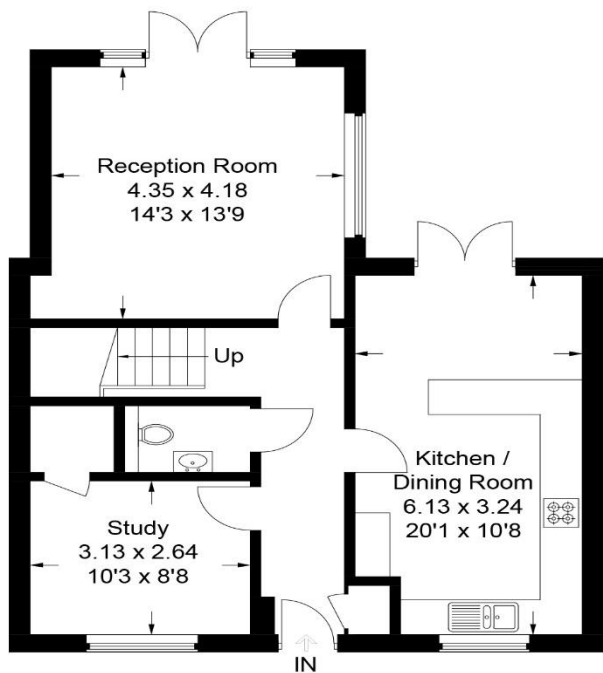
Post code for SatNav: HP17 8FF

## Additional Information


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

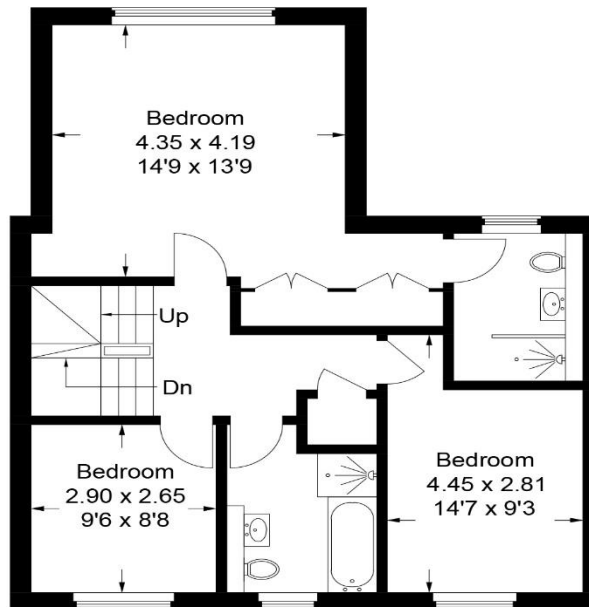
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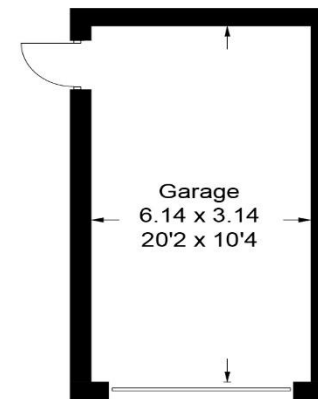


**Ground Floor**

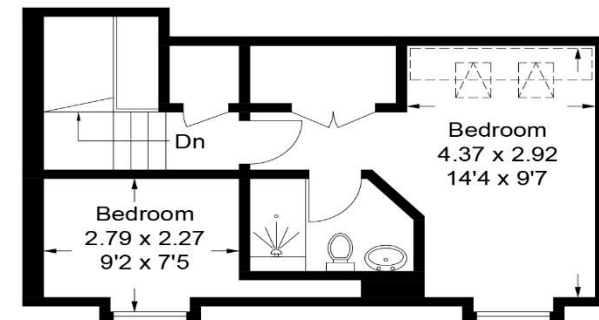
 = Reduced headroom below 1.5m / 5'0



**First Floor**



(Not Shown In Actual Location / Orientation)



**Second Floor**

## Sedgewick Street

Approximate Gross Internal Area  
 Ground Floor = 64.7 sq m / 696 sq ft  
 First Floor = 64.1 sq m / 690 sq ft  
 Second Floor = 35.8 sq m / 385 sq ft  
 Garage = 19.8 sq m / 213 sq ft  
 Total = 184.4 sq m / 1,984 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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