



FORT END HADDENHAM
BUCKINGHAMSHIRE

TIM RUSS
& COMPANY



YOLSUM FARM HOUSE FORT END HADDENHAM BUCKINGHAMSHIRE

A STUNNING PERIOD GRADE II LISTED HOME WITH A PRIVATE WALLED GARDEN CENTRALLY LOCATED IN THE HIGHLY REGARDED VILLAGE

GUIDE PRICE £780,000



The Property

A charming and elegant Grade II listed former farmhouse which is located right in the heart of this highly regarded village. This home has so much to offer: elegance, honey combe exposed timbers, space, light, private walled garden, double garage and parking. There is also huge potential to create further accommodation in the large loft (subject to planning)

The entrance hall is, as one would expect, large and welcoming with the stairs sweeping up to the first floor and access to both reception spaces. The dining room is both spacious and light with exposed ceiling timbers and open fireplace. There is direct access through to the kitchen/breakfast room where there is a bespoke hand-built kitchen could be painted any colour you wish. There is plenty of room for a large dresser and breakfast table. The sitting room is dual aspect and has glazed double doors onto the garden. There is also a lovely fireplace and beautiful exposed ceiling timbers. A useful utility space and downstairs shower room which concludes the accommodation to the ground floor. The cellar is located from the rear hall and has good head height.

To the first floor

The principal bedroom is really gorgeous and has light flooding in from the dual aspect windows. A lovely fireplace is a pretty focal point and there is also a range of fitted wardrobes. The ensuite shower room is well appointed. There are three further bedrooms, two of which are doubles and a spacious family bathroom and

cloakroom completes the current accommodation.

The loft is accessed from the principal bedroom and could be used to create two further large bedrooms or home office space. (Subject to planning).

Outside

The front garden is walled and beautifully planted with mature shrubs and flower beds with a gated pathway leading to the front door.

The rear garden is private and walled. Mainly laid to lawn, with mature borders and a paved terrace which is perfect for entertaining. There is a courtesy door to the driveway which gives access to the double garage and driveway parking for four motor vehicles.

This is a truly elegant home with oddles of charm.

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

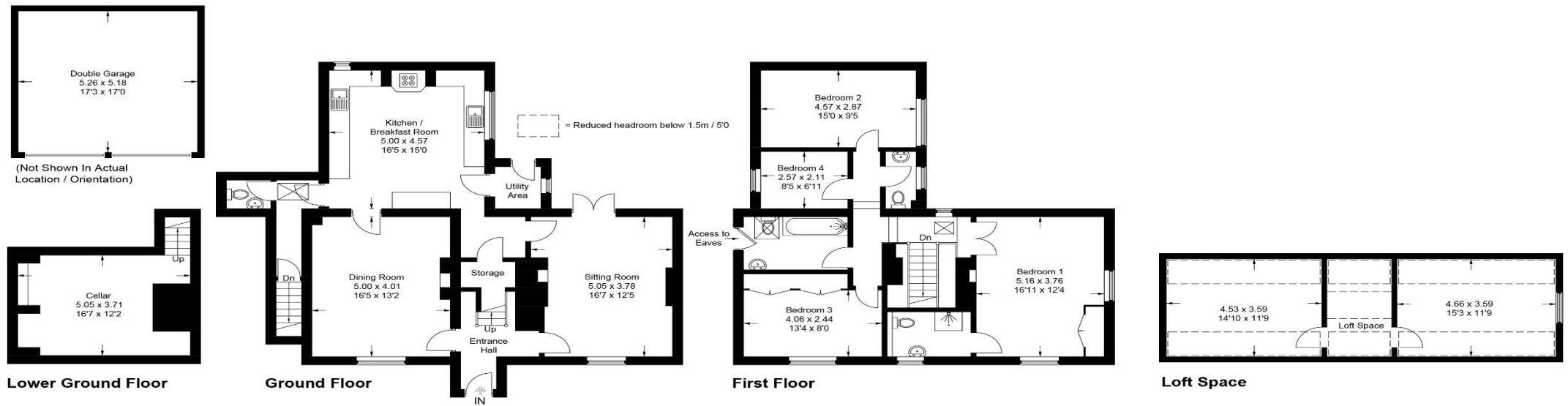
Post code for SatNav: HP17 8EJ

Additional Information

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

Ref: TH/3292





Yolsum Farmhouse

Approximate Gross Internal Area = 1838 sq m / 170.7 sq ft

Double Garage = 19.2 sq m / 207 sq ft

Outbuilding = 27.2 sq m / 293 sq ft

Loft Space = 41 sq m / 441 sq ft

Total = 258.2 sq m / 2779 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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