



Sheerstock, Haddenham - HP17 8EY

Guide Price £735,000

**TIM RUSS**  
& Company





## Sheerstock

Haddenham, Buckinghamshire

- COMPLETELY REFURBISHED TO A VERY HIGH LEVEL
- FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOME
- ATTRACTIVE FRONT & REAR GARDENS THAT ARE MADE TO FEEL VERY PRIVATE
- OFF STREET PARKING FOR UP TO FOUR VEHICLES AND A DOUBLE GARAGE
- TOP OF THE RANGE KITCHEN SPECIFIED WITH BOSCH APPLIANCES
- OPEN PLAN KITCHEN/DINING/LIVING SPACES
- STUDY/HOME OFFICE
- CLOAKROOM & UTILITY AREA
- WITHIN 0.5 MILE OF HADDENHAM & THAME PARKWAY STATION





# Sheerstock

Haddenham, Buckinghamshire

A truly stunning four bedroom detached family home that has recently undergone significant refurbishment is quietly located within 0.5 mile of Haddenham & Thame Parkway Station. This a great opportunity presenting itself ready for a family to move straight in to.

Upon arrival, you're greeted by the bright entrance hall complete with Herringbone style wood effect flooring that continues into the study/office with attractive wall paneling. From the hall, access the open plan kitchen, with adjoining utility area, open plan with both the dining and seating areas. Both are excellent spaces that enjoy views of the particularly well maintained South Westerly facing garden.

The Howdens shaker style kitchen features an excellent range of wall and base mounted units complimented by solid quartz stone worktops. The kitchen is specified with integrated 'Bosch' appliances, a wine fridge and 'Quooker' instant hot tap.

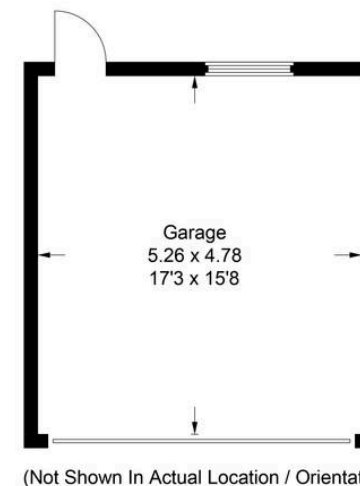
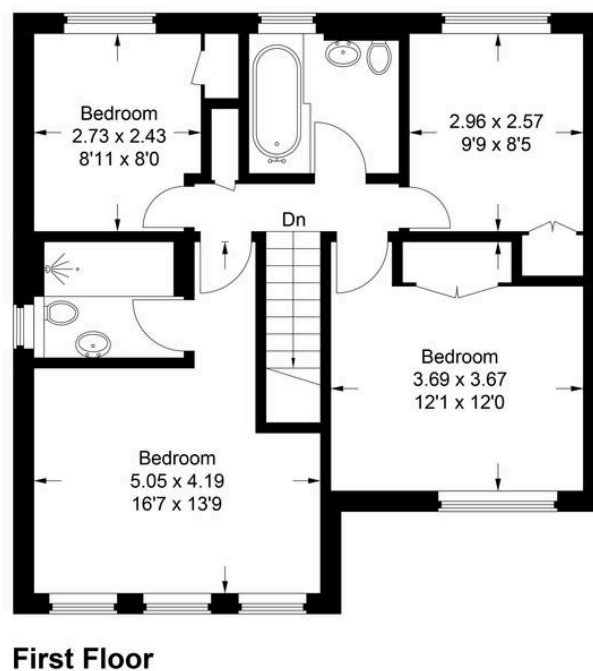
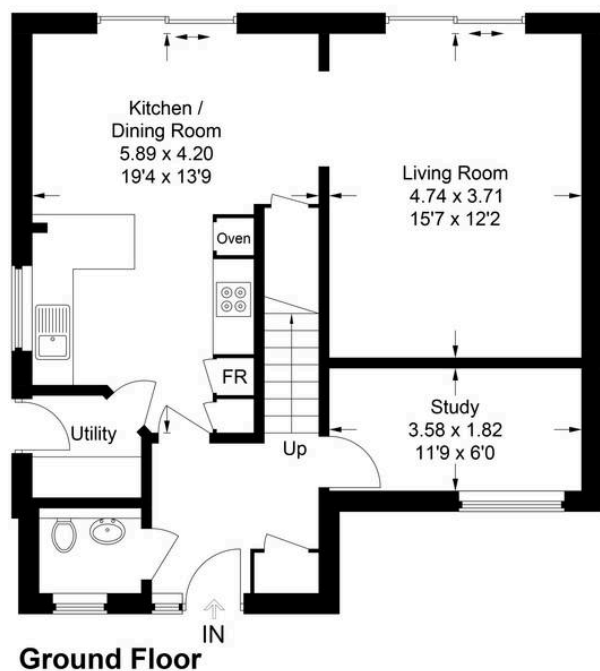
The cloakroom off the hall completes the ground floor accommodation.

To the first floor, there are four bedrooms and a modern family bathroom. Special mention must be made for the principal bedroom which is excellent in size and offers a personal en-suite shower room.

## Outside

To the front, the driveway provides off street parking for four vehicles and a double garage. The front garden is perfectly usable as it's made to feel very private surrounded by the wall. To the rear, the newly laid garden is complete with an attractive pergola, perfect for entertaining. **Council Tax band: F; Tenure: Freehold; EPC Energy Efficiency Rating: C**





## 79 Sheerstock

Approximate Gross Internal Area  
 Ground Floor = 61.0 sq m / 657 sq ft  
 First Floor = 60.2 sq m / 648 sq ft  
 Garage = 24.9 sq m / 268 sq ft  
 Total = 146.1 sq m / 1,573 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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