

RICHMOND HOUSE

HADDENHAM - BUCKINGHAMSHIRE







**RICHMOND HOUSE
24 RUDDS LANE
HADDENHAM
BUCKINGHAMSHIRE**

Thame c3 miles | Aylesbury c6.5 miles | Oxford c19 miles

**A truly exceptional family home in a
prime location in this much admired
Buckinghamshire village**

Hall | Cloakroom | Sitting/Dining Room | Family
Room | Study | Kitchen/Breakfast Room
Utility Room

Annexe – Living Room | Kitchen | Bedroom
Snug | Shower Room

Main Bedroom Suite | Four Further Bedrooms
Family Bathroom

Mature Garden

About 0.21 Acre



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LOCATION

Haddenham is a thriving Buckinghamshire village situated between Thame and Aylesbury. The village facilities include a range of local shops, health centre, dentist, library, play parks, tennis courts, vet, 2 gyms, community centre, post office, cafes and public houses. The historic market town of Thame has one of the most attractive high streets in the area and offers more extensive facilities including a sports centre, shops, supermarkets and a weekly open-air market. There is excellent schooling in the area both in the public and private sectors with the Grammar School option.

THE PROPERTY

If you are looking for a proper family home that delivers phenomenal living space with immense versatility and a traditional style you need look no further. The expansive accommodation flows effortlessly throughout, with some simply exquisite touches like the galleried landing and offers the whole family room to breathe. The annexe is ideal for multi generational living or an income generator but could just as easily be incorporated within the main body of the accommodation.

All the main reception rooms lead off the reception hall, with a huge double aspect sitting/dining room with a lovely stone fireplace and wood burning stove. The large family room has doors opening onto the garden and the adjacent study also overlooks the garden. The generous kitchen/breakfast room is well equipped with contemporary units incorporating granite worktops, a full range of appliances and the essential Redfire four oven range. In addition there is a useful pantry. There is a family size utility room and a cloakroom.

The annexe has a living room and fitted kitchen on the ground floor, with a double bedroom, snug and shower room on the first floor.

The galleried landing is truly Impressive with access to all the bedrms. The main bedroom has an ensuite shower room and there are four further bedrooms served by a large family bathroom. There is a large loft space accessed via a staircase from Bedroom 2.

OUTSIDE

To the front there is a gravel driveway plenty of parking space with potential for a carport/garage (subject to planning); plus neat areas of lawn with flowering shrubs and trees.

To the rear there is a large paved terrace ideal for outside entertaining, bordered by a lavender bed and an area of lawn. This extends to a further mature area of lawned garden, with numerous trees, bushes, shrubs and a garden shed.

SERVICES

All mains

COUNCIL TAX BAND G

EPC RATING C

POSTCODE

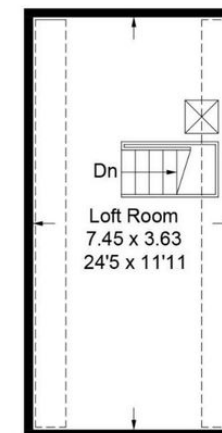
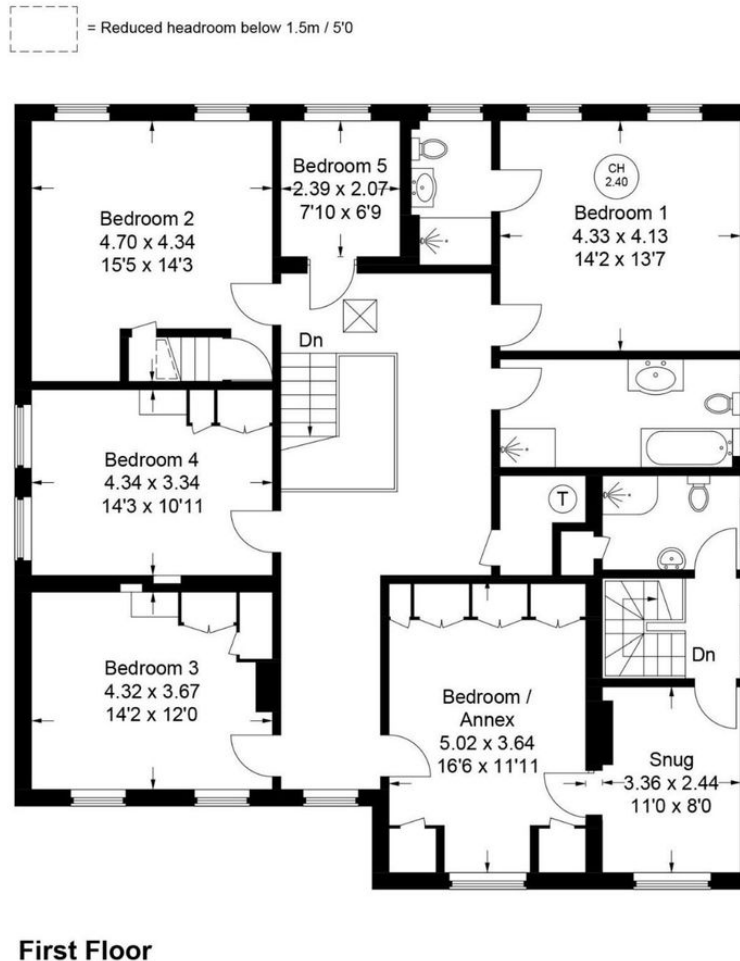
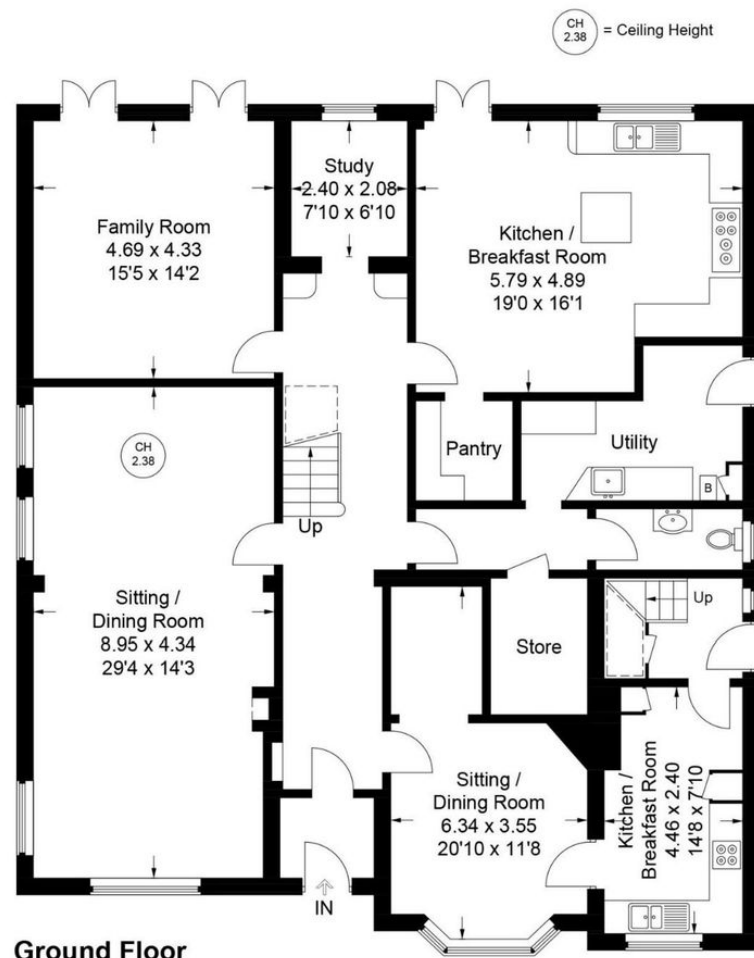
HP17 8JP

VIEWING

Strictly by appointment.







24 Rudds Lane, HP17 8JP

Approximate Gross Internal Area

Ground Floor = 181.4 sq m / 1952 sq ft

First Floor = 163.8 sq m / 1763 sq ft

Second Floor = 27.2 sq m / 293 sq ft

Total = 372.4 sq m / 4008 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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