



WYRE CLOSE,  
HADDENHAM, BUCKINGHAMSHIRE

**TIM RUSS**  
& COMPANY



## CONIFERS, WYRE CLOSE, HADDENHAM, BUCKINGHAMSHIRE

AN EXTENDED DETACHED FAMILY HOME  
WITH WRAP AROUND GARDENS LOCATED  
IN A QUIET AND CENTRAL LOCATION  
WITHIN THIS HIGHLY SOUGHT AFTER  
VILLAGE

**GUIDE PRICE £765,000**



## The Property

An exceptionally spacious extended home which can offer an independent ground floor annex for a loved one. This home offers huge flexibility. The entrance porch leads to the hall which in turn allows access to three of the reception spaces. The sitting room is both light and spacious and has an attractive open fireplace. The kitchen breakfast room is fitted with an abundant range of wall and base units plus there is plenty of space for a good-sized breakfast table. There is also a great sized study and a ground floor bathroom. Now for the extra space. From the kitchen there is access to what is currently a large utility room. (Which could easily be transformed into a further kitchen/breakfast room for the annex). A large dining room which could be a sitting room and a large double bedroom with ensuite shower room. So, oodles of flexibility. The first floor does not disappoint. There are three good sized bedrooms and a further shower room. This completes the accommodation.

## Outside

What a lovely space. The herringbone block paved driveway would accommodate four motor vehicles easily plus there is a single garage. The gardens wrap around the property to three sides and enjoys

considerable privacy. Mainly laid to lawn with planted borders. To the rear is a terraced area accessed from the kitchen breakfast room and an attractive decked area which is covered and is perfect for entertaining on a summers evening.

## 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 8AU**

## Mortgage

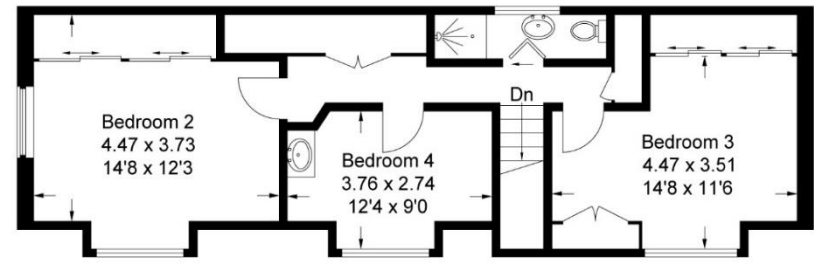
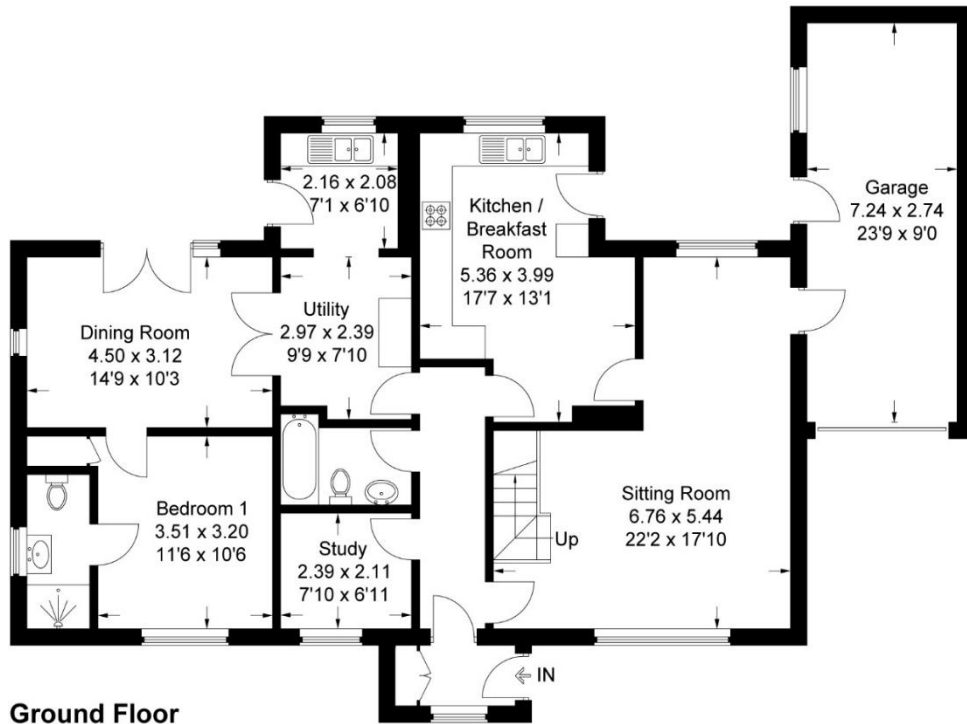
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

## Additional Information

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

Ref: TH/ 3105





First Floor

## Conifers

Approximate Gross Internal Area  
 Ground Floor (Including Garage) = 132.1 sq m / 1,422 sq ft  
 First Floor = 56.5 sq m / 608 sq ft  
 Total = 188.6 sq m / 2,030 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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