



46 WILLIS ROAD  
HADDENHAM BUCKINGHAMSHIRE

**TIM RUSS**  
& COMPANY



# 46 WILLIS ROAD HADDENHAM BUCKINGHAMSHIRE

A SPACIOUS DETACHED FAMILY HOME  
WITH WRAP AROUND GARDENS, LOCATED  
IN THE CENTRE OF THIS HIGHLY  
REGARDED VILLAGE

**GUIDE PRICE £695,000**



## The Property

A super five-bedroom family home with great size gardens. The main garden is south/west facing and beautifully private. This charming home has been extended over the years and now provides spacious and light accommodation throughout. The entrance hall allows access to the sitting room, dining room and the kitchen/breakfast space. The sitting room has an attractive fireplace and light floods in from the large picture window to the front. The dining room enjoys a south/westerly aspect and has double doors onto the side garden. Special note must be made of the kitchen/breakfast room which is fitted with an extensive range of shaker style units with complimentary work surfaces and fitted oven and hob. This room is both spacious and light. Also to the ground floor is a double bedroom with ensuite shower room, a snug/study, utility room and a cloakroom concludes the ground floor. The first floor are four further bedrooms. Bedroom four/five is accessed via a second staircase and is a perfect space for teenagers. A good-sized bathroom with both shower and bath with a separate w.c. completes this flexible and spacious home.

## Outside

A substantial area of block paved driveway providing parking for several vehicles leads to a single garage with up and over door. There are access gates from both sides of the property. The garden wraps around to the side and rear with private areas perfect for entertaining. The side garden is mainly laid to lawn with a terrace where you can

enjoy a warm summers afternoon with friends. The rear garden is predominantly hard land-scaped, so low maintenance. The outside space of this home is both private and of a great size.

## 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 8HF**

## Mortgage

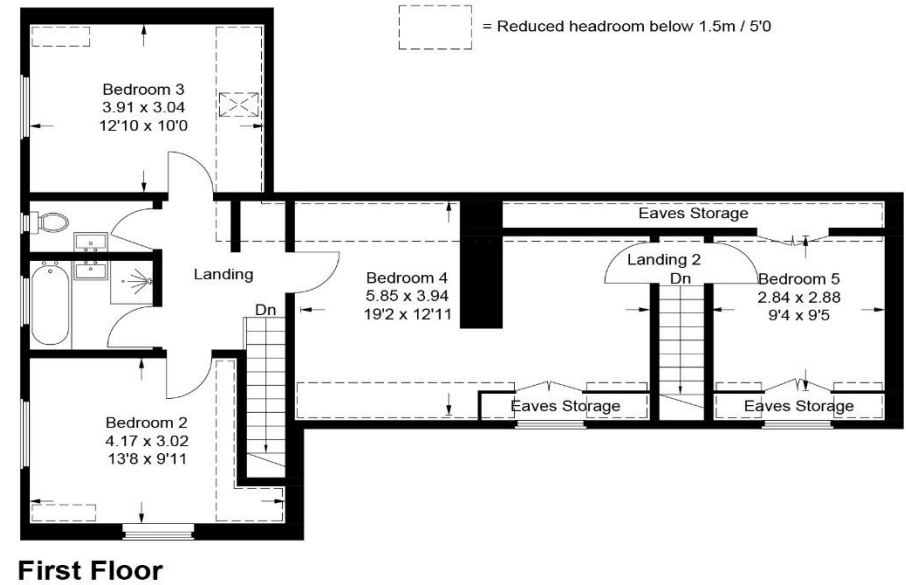
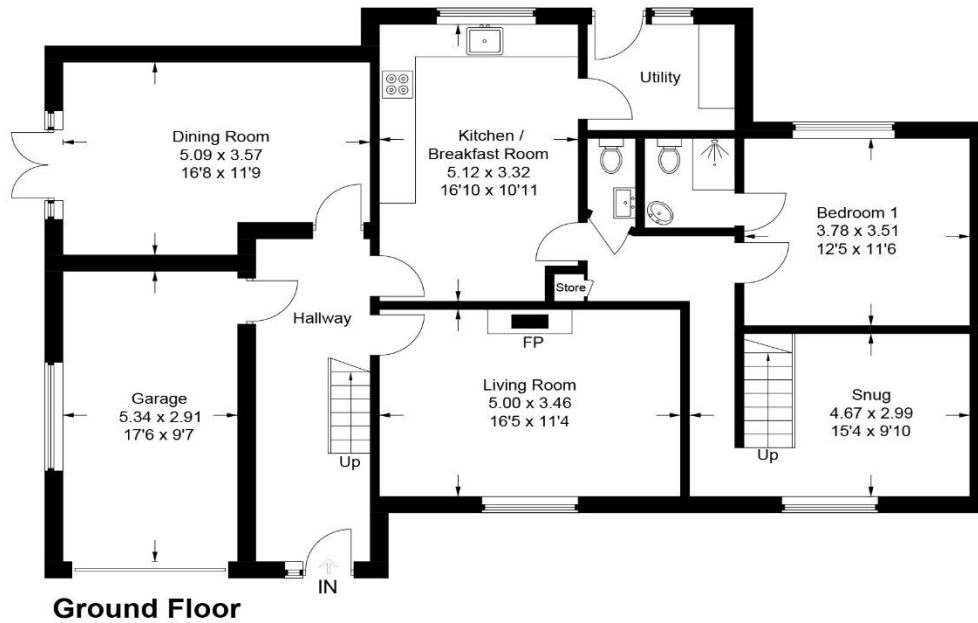
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

## 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/3249





## 46 Willis Road, Haddenham, HP17 8HF

Approximate Gross Internal Area  
 Ground Floor = 125.6 sq m / 1,352 sq ft  
 First Floor = 78.3 sq m / 843 sq ft  
 (Including Eaves Storages)  
 Total = 203.9 sq m / 2,195 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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