

3 SHORT DITCH

HADDENHAM, BUCKINGHAMSHIRE HP17 8EA



HAMNETT
HAYWARD

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An outstanding example of a mature family home thoughtfully re-designed to offer contemporary living that has been finished to an exceptional bespoke standard throughout.

3 Short Ditch simply has to be seen to appreciate the high standard of renovation and remodelling that has created a stunning five bedroom family home offering flexible contemporary accommodation located in the heart of this popular Buckinghamshire village.

With open plan living in mind, the property now features a large kitchen/dining room fitted with a contemporary range of floor units with large island, a good range of AEG integrated appliances, Samsung American style fridge/freezer and beautiful Atlasplan Bianco Dolomite polished worktops. This bright and airy room includes bi-fold doors opening up onto the side terrace making it ideal for alfresco entertaining and also adjoins a large family room with bespoke built-in storage and shelving. The double aspect living room features a contemporary log burning stove and a beautiful engineered oak parquet floor. Additional ground floor living continues with a useful study, utility room and a large hallway with cloakroom.

The first floor is equally impressive offering five bedrooms and two bathrooms. The master bedroom is 19' in length, has an impressive vaulted ceiling and features a large en-suite modern shower room. Bedroom 2 has been fitted with an impressive bespoke range of built-in bedroom furniture to two walls and the remaining three bedrooms are all doubles and are served by an impressive contemporary bathroom suite with separate shower cubicle.

Outside 3 Short Ditch forms part of a private cul-de-sac development of only 5 substantial family homes located within the heart of the village and close to local amenities and the mainline railway station. There is extensive off street parking to the front and side of the property with access to an integral garage with personal access to the house. The gardens are located on the north side of the house, are laid mainly to lawn and are enclosed by a new 6' rendered wall to all sides. There is also a substantial walled terrace garden to the east boundary which is accessible from the kitchen.

“A SUBSTANTIAL FIVE BEDROOM FAMILY HOME FORMING PART OF A SECLUDED CUL-DE-SAC SETTING OF ONLY FIVE DWELLINGS, REMODELLED AND RENOVATED TO AN EXCEPTIONAL STANDARD THROUGHOUT”



AT A GLANCE

- Outstanding interior renovated and updated to 'new home' standards and totalling about 2150 sqft
- Stunning open plan kitchen/dining/family space
- Two further receptions and five double bedrooms served by two modern bathrooms
- Central village location yet in quiet backwater
- Walking distance of mainline railway station (London Marylebone under 40 minutes)



SUMMARY

- Entrance hall
- Cloakroom
- Living room with wood burning stove
- Open plan kitchen/dining room
- Utility room
- Family room
- Study
- Master bedroom with en-suite shower room
- Four further double bedrooms
- Family bathroom with separate shower
- Walled garden and further courtyard walled garden
- Off street parking for at least 4 vehicles & provision for EV car charger
- Integral garage
- Outstanding family home remodelled in 2016 with new plumbing, gas condenser boiler, wiring, double glazed windows, kitchen, sanitary ware, internal doors, exterior cladding, landscaping and a high level of insulation
- A short walk to Haddenham & Thame Parkway (London Marylebone in 36 minutes)
- Within catchment of excellent village schools and the Aylesbury Grammar schools

LOCATION

Haddenham is a beautiful Buckinghamshire village located just 3 miles from the Oxfordshire town of Thame and seven miles from Aylesbury. Several times winners of 'Village of the Year' in their region, Haddenham is the largest of the four Wychert villages in Bucks. Wychert is the name given to the mud and wattle walls that are a common sight in the village. Haddenham is also famous for its ponds and was the original breeding ground for the Aylesbury duck. There are a comprehensive range of amenities in the village including a post office, two public houses, a parade of shops and a popular garden centre and farm shop. For schooling, three reputable primary schools are located in the village with a regular bus service provided for all three Aylesbury grammar schools. The private sector is also catered for with Ashfold School in nearby Dorton. In addition the commuter is well catered for with a railway station in the village and a short walk from the property, providing regular direct line services to London, Marylebone (from 37 mins) or Birmingham. For motorists, the M40 (junction 6) is about nine miles away. A regular bus service through the village goes to Aylesbury, Thame and Oxford for larger department stores or further amenities.

ADDITIONAL INFORMATION

Services: Mains Gas, Water & Electricity

Heating: Gas fired central heating

Energy Rating: Current C (71) Potential C (77)

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP17 8EA

Council Tax Band: G

Tenure: Freehold

NOT TO SCALE



Total floor area 220.8 sq.m. (2,377 sq.ft.) approx

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PROPERTY CONSULTANTS

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Hamnett Hayward and no guarantee as to their operating ability or their efficiency can be given.

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