

# FLAT 11

2 TIBBS ROAD, HADDENHAM, BUCKINGHAMSHIRE HP17 8ZA



HAMNETT  
HAYWARD

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**A stylish two bedroom apartment enjoying a balcony with outside terrace and just a short walk to the station for London Marylebone (under 40 minutes)**

Situated on the former airfield on the fringe of this stunning Buckinghamshire village, this stylish two bedroom apartment enjoys the top floor of a purpose built development and benefits from fabulous panoramic views stretching as far as The Chiltern escarpment. Situated within a recently developed area of this highly sought after village, The Aviator House development is on hand for many amenities including the newly constructed sports pavilion, the supermarket and just a short stroll from the famous pond and church. For the commuter, Haddenham & Thame parkway is within a two minute walk offering a comprehensive service into London Marylebone (under 40 minutes).

Internally the property offers stylish and immaculate accommodation throughout all accessed via a smart telephone and video entry system into a communal reception. Step inside the apartment and a generous entrance hall provides access to all accommodation and boasts a generous storage cupboard. The principal reception is a fabulous double aspect room flooded with natural light and offering panoramic views, extending as far as the Chilterns. The room extends to an impressive 19' and glazed doors open to a generous external terrace. The kitchen is well equipped and fitted with a range of contemporary base and eye level cupboard and drawer units, a range of integrated AEG appliances include an electric oven, microwave, gas hob and extractor, fridge/freezer and dishwasher. The bedrooms are located to one end of the apartment and includes a superb master bedroom with en-suite shower room. A further well appointed bathroom serves the other double bedroom.

Outside the apartment has one allocated parking space with a further visitors space. The private terrace has a modern glazed balcony with modern decking providing a lovely entertaining area.

A viewing is strongly advised to appreciate this very stylish apartment with a stunning interior and wonderful outside space. Very seldom do modern apartments enjoy wonderful rural views whilst within a two minute walk of the station for a comprehensive service into London Marylebone.

“A LUXURY APARTMENT POSITIONED ON THE TOP FLOOR OF THIS PURPOSE BUILT BLOCK, ENJOYING A STUNNING TERRACE WITH FAR REACHING VIEWS TOWARDS THE CHILTERN AND JUST A STONE’S THROW FROM THE STATION”



## AT A GLANCE

- A very stylish two bedroom apartment with stunning open plan living
- Extensive panoramic views towards The Chilterns
- Well equipped fitted kitchen with integrated appliances
- Off street parking and outside terrace with glazed balcony
- Within a two minute walk of mainline railway station to Marylebone, London (under 40 minutes)



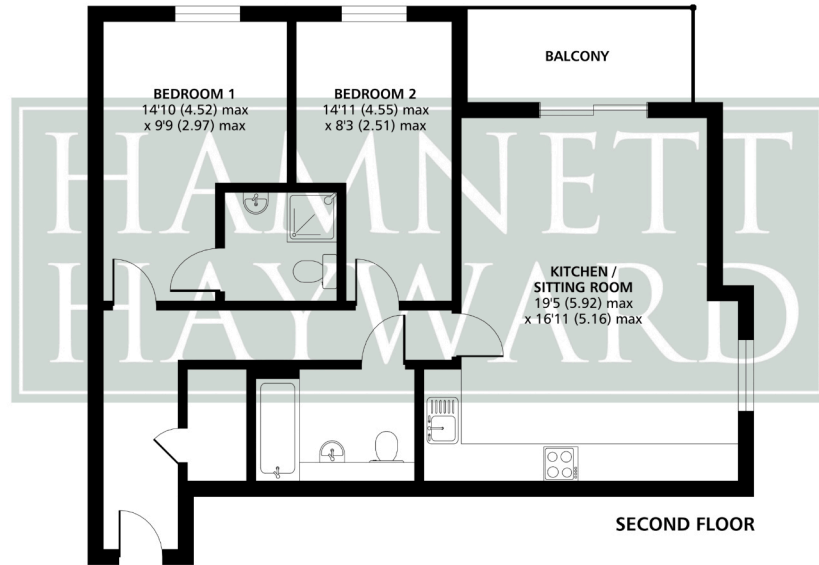
## SUMMARY

- Communal entrance with video entry system
- Inner entrance hall
- 19' principle reception room
- Lovely kitchen with a range of integrated appliances
- AEG appliances
- Open plan sitting/dining room
- Principle bedroom with en-suite shower room
- Two double rooms
- Well appointed bathroom
- Outside terrace with glazed balcony
- Two parking spaces
- Highly sought after and picturesque village with pond
- Beautifully presented throughout
- Perfectly situated within a two minute walk of Haddenham & Thame Parkway for a comprehensive service into London Marylebone (under 40 minutes)
- Views of The Chiltern hills
- Video entry system

## Tibbs Road, Haddenham, Aylesbury, HP17

Approximate Area = 758 sq ft / 70.4 sq m

For identification only - Not to scale



## 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 water, gas and electricity.

**Heating:** Gas fired central heating

**Energy Rating:** Currently B 83, potentially B 83

**Local Authority:** Buckinghamshire County Council

**Postcode:** HP17 8ZA

**Council Tax Band:** C

**Tenure:** Leasehold, 250 years from 01/01/2020

**Ground Rent:** £250 per annum

**Service Charge:** £1,300 per annum



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hamnett Hayward Ltd. REF: 1073969

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