

# HOLLIES

13c, HADDENHAM, BUCKINGHAMHIRE HP17 8BG



HAMNETT  
HAYWARD



# HOLLIES

13C TOWNSIDE, HADDENHAM, BUCKINGHAMSHIRE  
HP17 8BG

**A beautifully presented family home, tucked away within the heart of this highly sought after village, just a short walk from the station for access into London Marylebone (under 40 minutes)**

Hollies is an individual four bedroom detached family home presented in immaculate order with a stylish finish and forming part of this peaceful non-estate setting within private walled plot. Ideally positioned within the heart of this historic Buckinghamshire village, the property forms part of the conservation area, whilst within a short stroll of the shopping facilities, including the renowned village coffee shop 'Norsk' and the railways station offering a comprehensive service into London Marylebone.

Internally, Hollies offers exceptional accommodation throughout, the ground floor accessed from the entrance hall and benefiting from three reception rooms including a fabulous open plan sitting/dining room separated by a central fireplace, housing a wood burning stove. The kitchen/breakfast room is fitted with a range of solid oak shaker style cupboard and drawer units with granite work surfaces, the kitchen also includes 'high-end' appliances including a 'Rangemaster' gas stove with extractor hood, Miele dishwasher and a large 'Fisher and Paykel' stainless steel fridge/ freezer and is served by a useful utility room. To the rear of the property you are presented with the stunning open plan living/dining room with impressive vaulted ceilings, ground floor living continues with a family room or study and a modern double glazed conservatory with double doors opening onto the rear garden.

On the first floor there are four bedrooms including a substantial principal bedroom with built in wardrobes and a well appointed en-suite shower room. Three further bedrooms are served by a large family bathroom.

Externally, Hollies is approached via a block paved driveway with ample off street parking leading to a double garage with electric doors. The remainder of the front is walled with a traditional Haddenham Wychert wall. To the rear a private garden is again walled and laid predominately to lawn with mature flower and shrub borders, a generous terrace is ideal for entertaining and the rear offers a sunny South\_easterly aspect.

In our opinion Hollies is a well designed family home offering elegant accommodation throughout and ideal for the modern family with exceptional schools including the reputable Aylesbury Grammar schools and perfect for the commuter into London.

“A FABULOUS FOUR BEDROOM HOME, BEAUTIFULLY PRESENTED OFFERING A STYLISH INTERIOR AND TUCKED AWAY WITHIN THE HEART OF THE CONSERVATION AREA, WHILST A SHORT WALK TO THE STATION FOR LONDON”



## AT A GLANCE

- Individual four bedroom detached family home with accommodation extending to 1,863 sq.ft
- Stunning, part vaulted open plan sitting/dining room with wood burning stove
- Elegant principal bedroom extending to 18' with en-suite shower room
- Highly sought after position, tucked away within the conservation area, just a stroll from the station
- Attractive gardens, ample off street parking and double garage



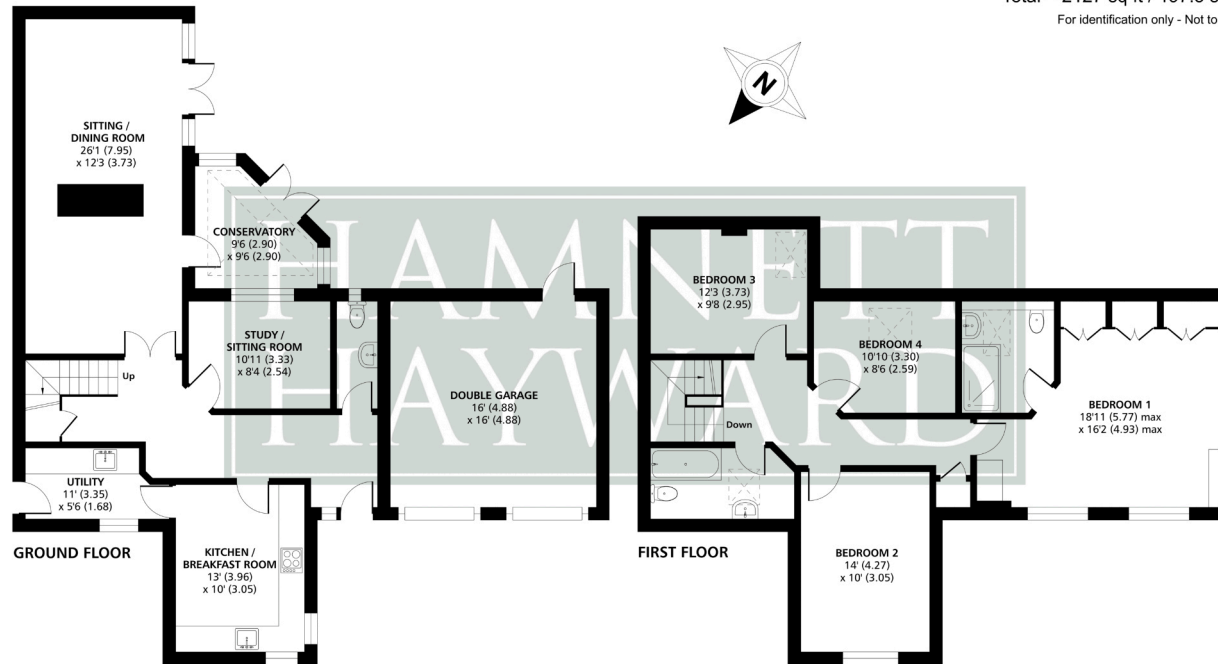


## SUMMARY

- Entrance hall
- Cloakroom
- Sitting room with wood burning stove
- 26' Sitting/dining room
- Study/family room
- Conservatory
- Kitchen/breakfast room with a range of integrated appliances
- Utility room
- Substantial Principal bedroom with built in wardrobes and en-suite shower room
- Three further bedrooms
- Family bathroom
- Walled area of off street parking to the front
- Double garage
- Private formal garden to the rear enjoying a 'South-East' aspect
- Immaculate presentation throughout
- Non estate location close to the heart of the village
- A short walk to Haddenham & Thame Parkway (London Marylebone in 36 minutes)
- Tucked away within the heart of the conservation area
- No onward chain

## Townside, Haddenham, HP17

Approximate Area = 1863 sq ft / 173 sq m  
Garage = 264 sq ft / 24.5 sq m  
Total = 2127 sq ft / 197.5 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 & Electricity

Heating: Gas fired central heating, wood burning stove

Energy Rating: Current D (65) Potential C (76)

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP17 8BG

Council Tax Band: G

Tenure: Freehold

GUIDE PRICE £875,000



HAMNETT HAYWARD

42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: thame@hamnetthayward.co.uk



Certified  
Property  
Measurer

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: 1116288