

THE PADBURY

PLOT 11, THE NURSERIES, STANBRIDGE ROAD, HADDENHAM, BUCKINGHAMSHIRE HP17 8HZ



HAMNETT
HAYWARD

THE PADBURY

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Spacious four bedroom family home with garage, landscaped garden and quiet cul-de-sac setting

The Padbury is an attractive double fronted four-bedroom family home offering generous, well-planned accommodation set out over two floors.

A welcoming entrance hall provides access to the dual-aspect sitting room, an ideal study for those working from home, a cloakroom, and the impressive open-plan kitchen/family room. This superb front to back living space provides ample room for both dining and relaxation, featuring double doors that open directly onto the beautifully landscaped rear garden. A useful utility room completes the ground floor.

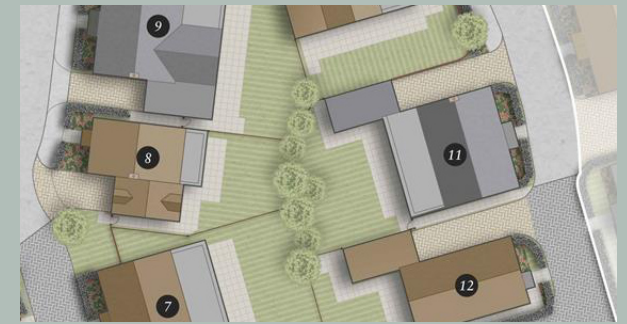
What truly sets this home apart from the competition is the exceptional specification — everything is included. The kitchen is fully fitted with a 4-ring induction hob, 1 & 1/2 ovens, microwave, split fridge/freezer, dishwasher and composite stone worktops — all part of Rectory Homes' exclusive specification.

Upstairs, the principal bedroom boasts fitted wardrobes and a luxurious en suite with vanity unit and contemporary white sanitary ware. Three further bedrooms (including wardrobes to bedroom 2) and a stylish family bathroom complete the first floor.

This property is ready for occupation and includes quality Amtico flooring and carpets. The gardens have also been landscaped meaning all you need to do is move straight in.

The Nurseries is a bespoke collection of just sixteen modern homes, thoughtfully designed to reflect the charm and character of their setting in the sought-after village of Haddenham, Buckinghamshire. Situated less than half a mile from the village centre, with its excellent everyday amenities, this is the perfect place to find your forever home.

“LAST OPPORTUNITY TO BUY A BEAUTIFUL RECTORY HOME FORMING PART OF THIS EXCLUSIVE SMALL DEVELOPMENT OF JUST SIXTEEN PRIVATE HOMES OFFERING A HIGH SPECIFICATION THROUGHOUT”



AT A GLANCE

- Outstanding brand new four bedroom family home constructed to a high specification by Rectory Homes forming part of a small exclusive development
- Outstanding open plan kitchen/dining/family room with doors opening onto the rear terrace
- Available now for immediate occupation
- Highly sought after village with a station for access into London Marylebone (under 40 minutes)



SUMMARY

Entrance hall

Cloakroom

Kitchen/Dining/Family area 32'9 x 16'8

Lounge 23'9 x 12'10

Study 8'9 x 8'8

Principal bedroom 12'9 x 11'6 with en-suite shower room and built-in wardrobes

Bedroom 2 11'3 x 9'4 Built-in wardrobes

Bedroom 3 10'10 x 9'11

Bedroom 4 11'8 x 6'4

Family bathroom with shower above bath

Garage

Off street parking

Landscaped part walled garden with patio

10 year Premier warranty

Short walk to Thame & Haddenham mainline railway station (London Marylebone in just 37 minutes)

Specification includes: Bespoke fitted kitchen with integrated German appliances, high quality sanitary ware, built-in wardrobes to key bedrooms, air source heat pump Amtico flooring, landscaped gardens to both front and rear and many additional extras.

1658 SQ FT/154 SQM



The Padbury - Plot 11



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.

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, electric and drainage

Heating: Air source heating to radiators

Energy Rating: Current B (84) Potential B (84)

Local Authority: Buckinghamshire County Council

Postcode: HP17 8HZ

Council Tax Band: TBC

Tenure: Freehold

GUIDE PRICE £795,000



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