

KILN HOUSE

8 MALLARD CROFT, HADDENHAM, BUCKINGHAMSHIRE. HP17 8EF



HAMNETT
HAYWARD

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An immaculate four bedroom detached family home, enjoying a superb setting within the heart of the village adjoining Townsend Green.

Mallard Croft is a small and peaceful, family friendly development enjoying a wonderful setting within the heart of Haddenham village, adjoining the picturesque Townsend Green. Constructed approximately ten years ago by the reputable house builders Rectory homes, the development comprises just six unique homes with direct access opening to the nature reserve and conservation area, whilst only a short walk to the railway station for a comprehensive service into London Marylebone (under 40 minutes) & Oxford station.

On entering this delightful home a tiled entrance hall with storage cupboards and cloakroom, provides access to the sitting room and kitchen. The ground floor accommodation flows wonderfully and particular mention is made of the stunning open plan kitchen/breakfast room, extending into a glazed garden room with bi-fold doors leading out to the garden. The kitchen itself is fitted with a range of timber fronted cupboard and drawer units with a white granite work surface, integrated appliances include a 'Bosch' double oven, induction hob, fridge/freezer and dishwasher. A separate utility room provides space for a washing machine and tumble dryer. Further accommodation to the ground floor includes a family room with doors to the rear garden and a sitting room with a wood burning stove. To the first floor are four bedrooms and a well appointed family bathroom suite, the principal bedroom is located to the front of the house with an en-suite shower room and built in wardrobes.

Outside, the property is tucked away providing a private position with ample off street parking and a double car port to the front of the property.

The rear garden offers excellent privacy and is screened with attractive pleached trees, the garden has been recently landscaped to provide a low maintenance garden. A generous central terrace provides an ideal position for entertaining and 'Al-Fresco' dining.

In our opinion Kiln House is a well designed family home offering elegant accommodation throughout and ideal for the modern family, offering exceptional schools within the village and the reputable Aylesbury Grammar schools. Perfectly positioned 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

- A modern four bedroom detached family home tucked away within the heart of the village
- Stunning open plan kitchen/dining room, extending into garden room with bi-fold doors
- Principal bedroom with en-suite shower room
- Highly sought after position, tucked away within the conservation area and Townsend Green
- Attractive gardens, ample off street parking and double carport



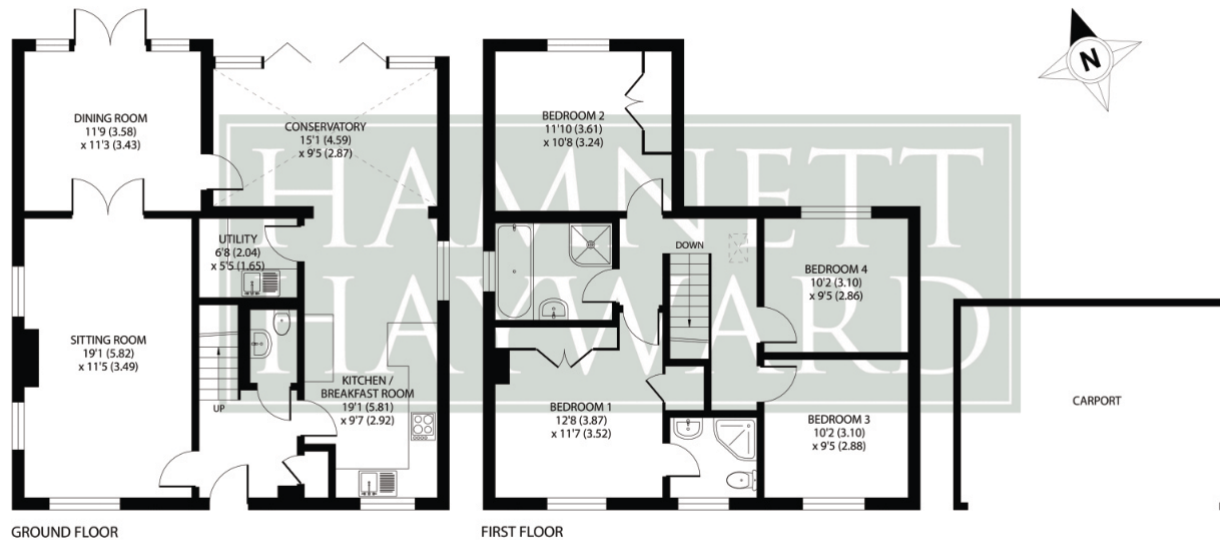
SUMMARY

- Entrance hall
- Cloakroom
- Sitting room with wood burning stove
- Family room
- Open plan kitchen/dining room with 'Bosch' integrated appliances and Quartz work surfaces
- Garden room with bi-fold doors to garden
- Utility room
- Principal bedroom with built in wardrobes and en-suite shower room
- Three further bedrooms
- Family bathroom with separate shower room
- Ample off street parking
- Double carport
- Private garden to the rear enjoying a good degree of privacy
- Immaculate presentation throughout
- Select development by Rectory homes of just six individuals properties
- Tucked away within the heart of the village adjoining Townsend Green nature reserve and the conservation area
- A short walk to Haddenham & Thame Parkway (London Marylebone in 36 minutes)
- No onward chain
- Recently updated Vaillant air source heat pump

Mallard Croft, Haddenham, HP17

Approximate Area = 1519 sq ft / 141.1 sq m (excludes carport)

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 & electricity

Heating: Vaillant air source heat pump, wood burning stove

Energy Rating: Current B (81) Potential A (104)

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP17 8EF

Council Tax Band: F

Tenure: Freehold

GUIDE PRICE £795,000

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hamnett Hayward Ltd. REF: 1233096

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