

3 COXON CLOSE

HADDENHAM, BUCKINGHAMSHIRE HP17 8DE



HAMNETT
HAYWARD

3 COXON CLOSE

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A beautifully presented family home, tucked away on the fringe of a popular development with the most incredible rural views, whilst just a short walk from the station for access into London Marylebone (under 40 minutes)

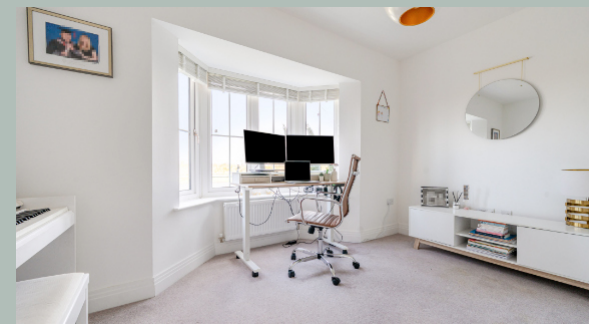
Coxon Close forms part of a modern development in the highly sought after Buckinghamshire village of Haddenham, constructed approximately six years ago by Cala homes. Ideally positioned on the fringe of the development, the property enjoys the most outstanding outlook with views over adjoining farmland and open countryside as far as The Chiltern hills. This stylish home is perfectly placed for a family, just a short walk of the airfield pavilion, the playing field, a recently opened supermarket and the new nursery. For the commuter the railway station is within a five minute walk offering a comprehensive service into London Marylebone (under 40 minutes).

Internally, 3 Coxon Close offers exceptional accommodation throughout, the ground floor accessed from the generous entrance hall and benefiting from three reception rooms and a fabulous open plan kitchen/dining room, extending into a vaulted garden room. The kitchen itself is well equipped and fitted with a comprehensive range of integrated appliances, including an eye level double electric oven, fridge/freezer, gas hob, dishwasher and double wine chiller. The kitchen flows into a generous dining area, which in turn opens to a vaulted garden room which is flooded with natural light. Further accommodation to the ground floor includes a 19' sitting room with integrated media wall and electric fire, a bay fronted office/family room with a view to the front and a separate playroom.

To the first floor, a generous part galleried landing provides access to five bedrooms, including a principal suite with walk in dressing room, and bathroom. A guest suite has the most wonderful view over countryside and a well appointed shower room. Three further bedrooms are served by a family bathroom. Externally, the property has a blocked paved driveway to the front providing ample off street parking. To the rear, a formal garden is laid to lawn and offers a sunny south-easterly aspect, a paved terrace is positioned off the sitting room offering an area for entertaining and al-fresco dining.

In our opinion, 3 Coxon Close is a well designed family home offering elegant accommodation throughout and ideal for the modern family, with exceptional facilities and reputable schools including the Aylesbury Grammar schools. For the commuter, Haddenham & Thame parkway is within a short walk, offering a comprehensive service into London Marylebone (under 40 minutes)

“A FABULOUS FIVE BEDROOM HOME WITH A STYLISH INTERIOR, TUCKED AWAY ON THE FRINGE OF A DEVELOPMENT OFFERING OUTSTANDING FAR REACHING VIEWS, WHILST A SHORT WALK TO THE STATION FOR LONDON”



AT A GLANCE

- A substantial five bedroom detached family home with accommodation approaching 2,500 sq.ft
- Stunning open plan kitchen/dining/garden room extending to 26' in length
- Elegant principal bedroom suite with dressing room and further guest suite
- Highly sought after position with outstanding rural views, whilst just a short stroll from the station
- Attractive gardens, ample off street parking and double garage



SUMMARY

- Large reception hall with generous storage
- Cloakroom
- Sitting room with media wall and contemporary fire
- Playroom
- Office/family room
- Fabulous open plan kitchen/dining room, extending into Garden room
- Well equipped kitchen with a range of integrated appliances
- Utility room
- Substantial Principal bedroom with walk in dressing room and en-suite bathroom
- Guest bedroom with en-suite shower room
- Three further bedrooms
- Family bathroom
- 20' Double garage
- Formal garden to the rear enjoying a 'South-East' aspect
- Immaculate presentation throughout
- A wonderful setting on the outskirts of a popular development, enjoying far reaching views over farmland and countryside
- A short walk to the airfield pavilion, playing field and mainline station (London Marylebone in 36 minutes)
- No onward chain

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

Energy Rating: Current B (87) Potential A (92)

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP17 8DE

Council Tax Band: G

Tenure: Freehold

GUIDE PRICE £989,000

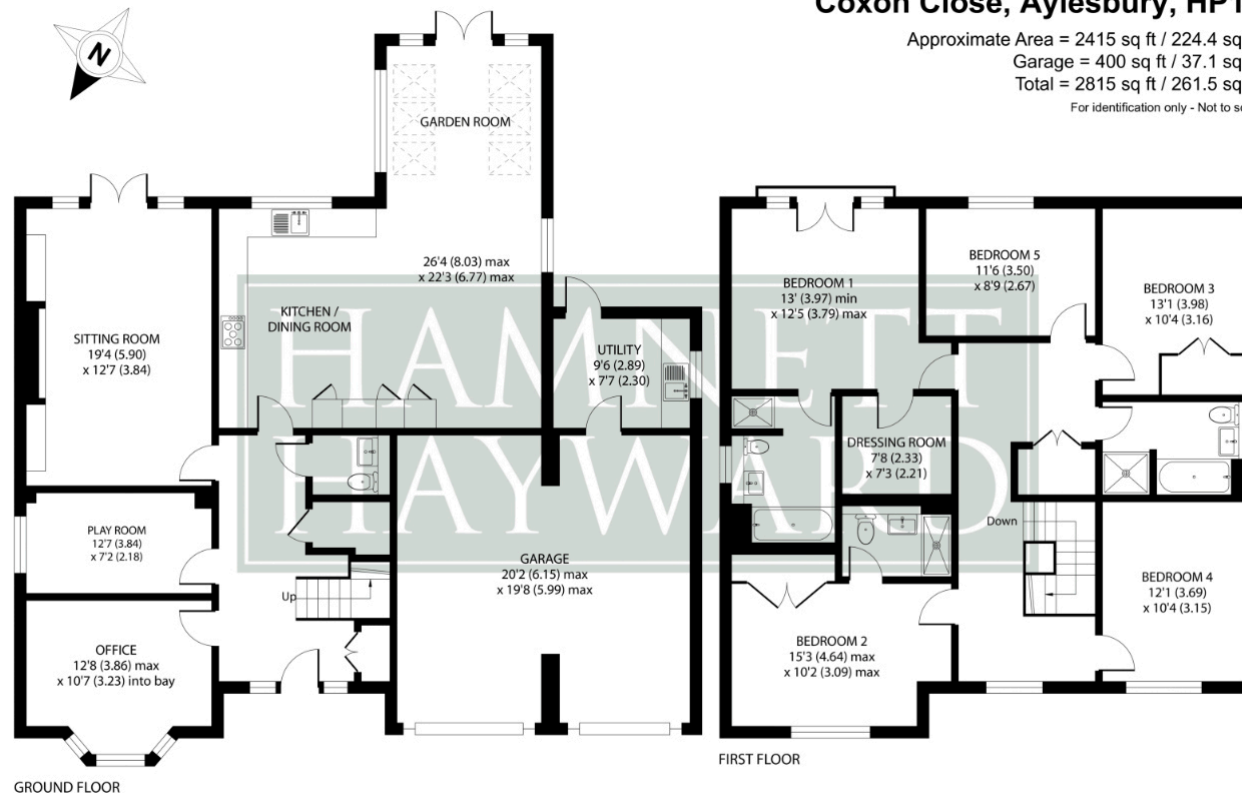
Coxon Close, Aylesbury, HP17

Approximate Area = 2415 sq ft / 224.4 sq m

Garage = 400 sq ft / 37.1 sq m

Total = 2815 sq ft / 261.5 sq m

For identification only - Not to scale



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: 1261631



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