

89 WYKEHAM WAY

HADDENHAM, BUCKINGHAMSHIRE HP17 8BU



HAMNETT
HAYWARD

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A well proportioned three bedroom detached home, located within a quiet corner of a cul-de-sac, just a short walk of Haddenham & Thame Parkway for access into London Marylebone

Constructed more recently than the majority of the neighbouring homes, 89 Wykeham Way enjoys a superb position, tucked away within the corner of a small cul-de-sac and just a short walk to the many amenities on offer within this thriving village, including the village station providing a comprehensive service into London Marylebone. The property is offered for sale with vacant possession and there is no associated onward chain.

On arrival, the entrance hall has a cloakroom and access opens to the study and the sitting/dining room, with a staircase extending to the first floor accommodation. Of particular note is the open plan kitchen/breakfast room extending to 14' in length and opening to the rear garden. The kitchen is fitted with a range of gloss fronted cupboard and drawer units with ample work surfaces. A range of integrated appliances include a Siemens electric oven with gas hob over, a dishwasher and a fitted washing machine. Further accommodation to the ground floor includes a sitting/dining room extending to 19' in length with glazed sliding doors opening to the garden and a separate study.

To the first floor are three good sized bedrooms, including a principal bedroom with en-suite shower room and two further bedrooms served by a family bathroom. From the landing, there is access to a spacious attic, accessed from a loft ladder.

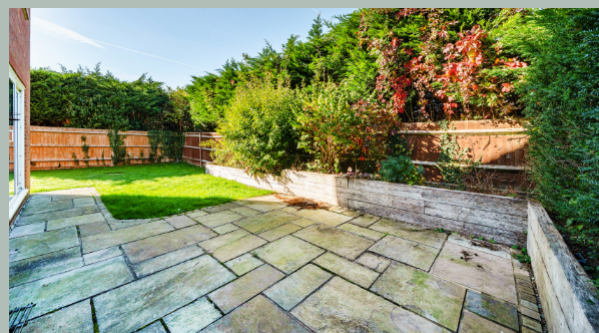
Externally, the property is set back from the cul-de-sac offering off street parking for 2-3 vehicles, to the front of the garage. The property has access to both sides of the property, to the left is a five bar gate opening to a side garden offering an excellent degree of privacy. The garden is laid to lawn and flows into the rear garden. The rear garden has a generous paved terrace, ideal for entertaining and extends from the kitchen. A viewing is highly recommended to appreciate this well balanced, detached family home offering the prospect of life within a pretty and thriving village, whilst within walking distance of Haddenham & Thame Parkway offering fast track connections to London Marylebone.

“A WELL PROPORTIONED THREE BEDROOM DETACHED HOME, LOCATED WITHIN A HIGHLY SOUGHT AFTER BUCKINGHAMSHIRE VILLAGE, JUST A SHORT WALK OF THE MAINLINE RAILWAY STATION FOR LONDON MARYLEBONE”



AT A GLANCE

A well proportioned three bedroom detached home, forming part of a quiet 'family-friendly' location
Two separate reception rooms and a 14' kitchen/breakfast room
Principal bedroom with en-suite shower room and two further bedrooms
Off street parking, garage and wrap around garden offering an excellent degree of privacy
Just a short walk from Haddenham & Thame Parkway for access into London, Oxford & Birmingham



SUMMARY

- Entrance hall
- Cloakroom
- 19' Sitting/dining room with fireplace
- Study
- 14' Kitchen/breakfast room
- Principal bedroom with en-suite shower room
- Two further bedrooms
- Family bathroom
- Off street parking to the front for 2/3 vehicles
- 16' garage
- Wrap around garden including an enclosed area to the rear offering an excellent degree of privacy
- Within a short walk of the station for a comprehensive service into London Marylebone and Oxford - London Marylebone in under 40 minutes
- Highly sought after village location offering a quiet 'family friendly' cul-de-sac
- Short walk to the village pond and church
- Vacant possession with no onward chain
- Reputable local schools



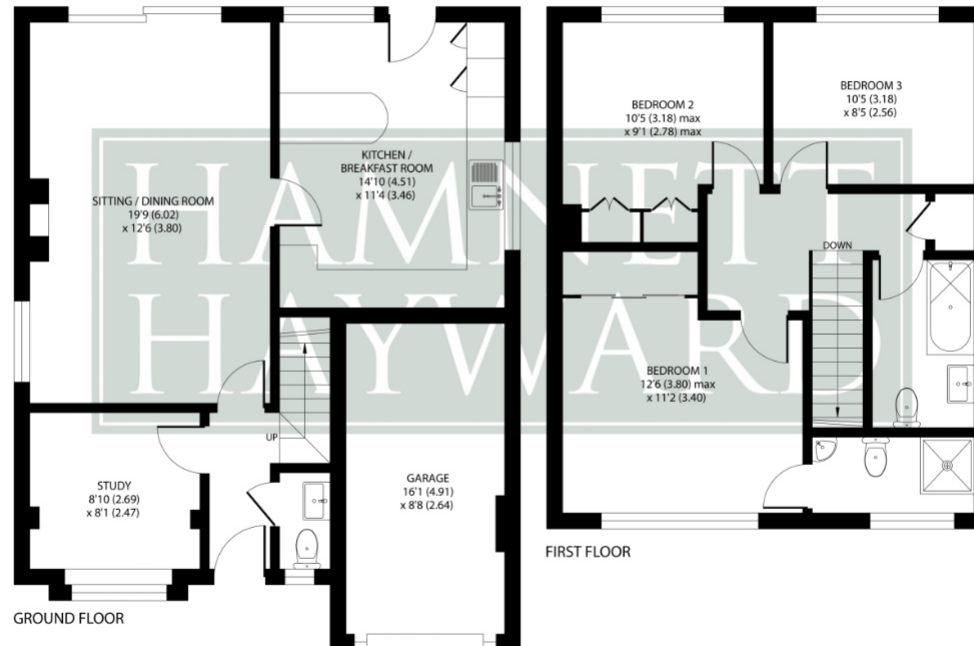
Wykeham Way, Haddenham, Haddenham, HP17

Approximate Area = 1123 sq ft / 104.3 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 1256 sq ft / 116.6 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: 1363920

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, two coffee shops, 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 (under 40 minutes) 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 C (70) Potential C (77)

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP17 8BU

Council Tax Band: E

Tenure: Freehold

GUIDE PRICE £500,000



HAMNETT HAYWARD

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