

# 131 THAME ROAD

HADDENHAM, BUCKINGHAMSHIRE HP17 8EQ



HAMNETT  
HAYWARD



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**A well-presented three-bedroom family home, ideally situated in a wonderful village setting and just a two-minute stroll from the mainline station with direct services to London Marylebone.**

This part of Haddenham village is conveniently situated as you enter this charming village, internally the home offers stylish, modern living throughout, making it an exceptional choice for families seeking both comfort and convenience in a highly desirable location. A standout feature is the impressive 15' open-plan kitchen/dining room, with twin glazed doors opening conveniently to the rear garden. Haddenham is a vibrant village at the foot of the Chiltern Hills, boasting a selection of independent shops and an excellent railway station with regular services to London Marylebone (in under 40 minutes) and Oxford.

On arrival the entrance hall provides additional storage space in addition to an external storage cupboard, offering access to the main reception and stairs rising to the first floor. At the heart of the property lies a generous open-plan kitchen, dining and living space, a truly impressive area designed for modern family living and entertaining.

Of particular note is the recently updated kitchen boasting a well equipped range of appliances, including a fridge/freezer, induction hob, an eye level oven, microwave and dishwasher. The kitchen opens seamlessly into the dining room which in turn flows in to the sitting room. The first floor offers three bedrooms, including a principal bedroom with built-in wardrobes, two additional bedrooms and a recently re-fitted family bathroom.

Outside, to the front, the property is set back from a footpath offering an area laid to lawn and a garden path extending to the front door. To the rear of the property is an enclosed garden that enjoys excellent privacy and a sunny south-east aspect. The space is mainly laid to lawn, complemented by a contemporary composite-decked terrace that provides the perfect setting for outdoor dining and entertaining. A personnel door gives direct access to the garage, while a gated side entrance opens onto a useful area of off-street parking.

“A WELL PRESENTED THREE BEDROOM FAMILY HOME, LOCATED WITHIN A HIGHLY SOUGHT AFTER BUCKINGHAMSHIRE VILLAGE WITHIN A SHORT WALK OF THE STATION FOR LONDON MARYLEBONE (UNDER 40 MINUTES).



## AT A GLANCE

- A well presented three bedroom family home enjoying stylish open plan living
- 15' kitchen/dining room with glazed doors opening to garden
- Well equipped kitchen with a range of integrated appliances
- Wonderful village setting within a short stroll of the station for links to London
- Picturesque Buckinghamshire village offering mainline station to London Marylebone (under 40 mins)



## SUMMARY

- Entrance hall
- Cloakroom
- Well equipped kitchen with a range of Integrated appliances
- 15' open plan kitchen/dining room
- Sitting room with bow window
- Principal bedroom with a range of fitted wardrobes
- Two further bedrooms
- Recently upgraded family bathroom
- Off street parking at the rear
- 17' Garage
- South-East facing rear garden offering an excellent degree of privacy
- Within a short walk of the many amenities available within this thriving village
- Dual catchment schooling for Princes Risborough and Bucks Grammar schools
- Just a short walk of village school
- Within a two minute walk of station for London Marylebone (under 40 minutes) and a comprehensive bus service to Aylesbury, Thame & Oxford.
- Well presented accommodation throughout



## 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. A village health centre and adjoining pharmacy has recently opened in the village. 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. For the commuter, a railway station is positioned 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 and electricity

**Heating:** Gas fired central heating to radiators

**Energy rating:** Currently C - 74, Potentially B - 90

**Local Authority:** Buckinghamshire Council, Aylesbury area

**Postcode:** HP17 8EQ

**Council Tax Band:** D

**Tenure:** Freehold

## Thame Road, Haddenham, Aylesbury, HP17

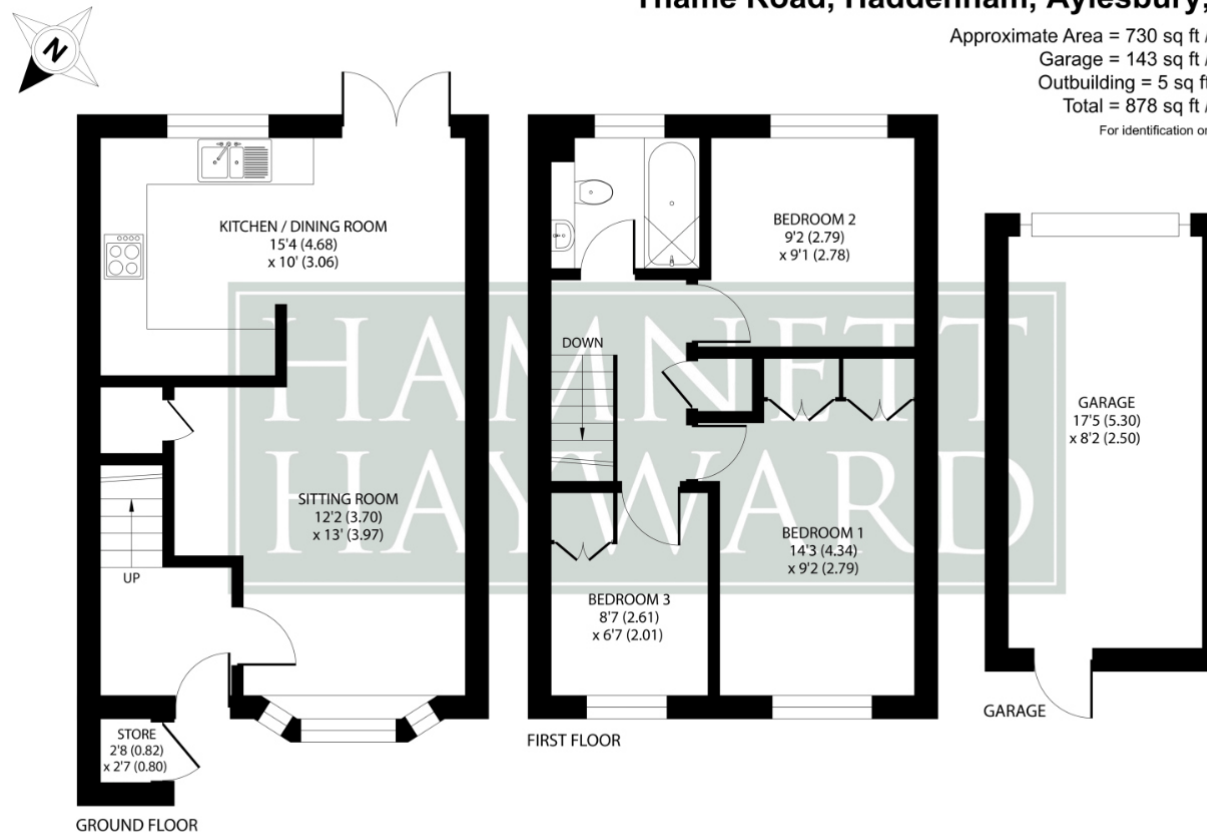
Approximate Area = 730 sq ft / 67.8 sq m

Garage = 143 sq ft / 13.2 sq m

Outbuilding = 5 sq ft / 0.4 sq m

Total = 878 sq ft / 81.4 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: 1387910

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