



19 Stokes Lane,
Haddenham, Buckinghamshire,
HP17 8DY

Guide Price £550,000

RB REASTON BROWN

A Renovated Extended And Refurbished Detached Family House With Four Bedrooms, Two Bathrooms, Rear Garden And Off Road Parking For Three Vehicles. Situated In A Quiet Road, Within Walking Distance of the Railway Station In This Sought After Buckinghamshire Village

19 Stokes Lane is a newly renovated, extended detached family home. The contemporary lay-out of the house adds to its appeal. Upon entering the property, you are welcomed into a bright and airy hallway, with the living room to the left overlooking the front.

The state of the art 25' kitchen/diner is the heart of this house. Stylish high gloss grey coloured wall and floor level units with soft close drawers under stunning white stone worktops on a grey tiled floor, with integrated induction hob, electric oven and dishwasher, boasting designer floor to ceiling radiators and a breakfast bar. Triple width sliding doors open out onto the garden and benefits from a utility room. This floor is completed with a cloakroom.

The master bedroom has an en-suite with shower. There are three further bedrooms. The family bathroom has high end fixtures and fittings; waterfall taps, stylish white sanitary ware, vanity units with basins and bath and showers with dinner plate heads.

Outside the rear garden is mainly laid to lawn with an entertainment terrace and mature planting scheme. The property also has gravelled parking at the front for three vehicles, Upvc double glazed windows and gas fired central heating to radiators throughout. EPC : C Council Tax : E

Situation

Haddenham is a beautiful and historical Buckinghamshire village only six miles from Aylesbury and just three miles from the market town of Thame.

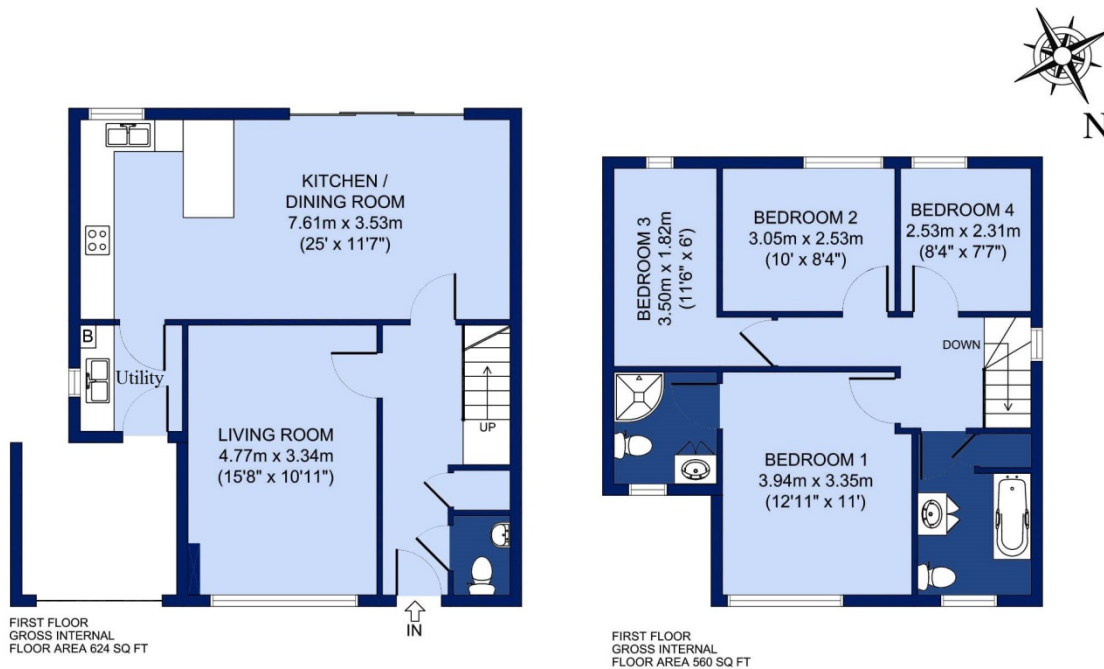
Haddenham is well known for its well-preserved period properties, including the 14th century St Mary's Church, and the famous Duck Pond, Haddenham really is a picturesque village. There is a thriving community with two Inns and a Indian restaurant , it also has numerous social and cultural events taking place throughout the year. The village has a comprehensive range of amenities including a parade of shops, a popular coffee shop, farm shop, garden centre, a boutique fitness centre and much more.

Haddenham also has several sports clubs, tennis, football and cricket and various recreational grounds. For schooling, there are reputable primary schools in the village with a regular bus service provided for all three Aylesbury Grammar Schools. The commuter is also well catered for with a railway station in the village providing regular direct line services to London Marylebone (from 38mins), Bicester Village, Oxford & Birmingham. For motorists, the M40(J8A) is approximately nine miles away. A regular bus service through the village goes to Aylesbury, Thame, and Oxford for larger departmental amenities.

The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor







APPROX. GROSS INTERNAL FLOOR AREA 1184 SQ FT / 110 SQ M
 19 STOKES LANE, HADDENHAM, HP17 8DY

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



Viewing is Strictly by Appointment through Reaston Brown

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