



14 Stokes End
Haddenham
Buckinghamshire, HP17 8DX

Guide Price £750,000

RB REASTON BROWN

Charming Four-Bedroom Family Home With Stylish Interiors, Generous Living Space, and a Beautiful Garden, Ideally Located in the Heart of Haddenham With Excellent Transport Links To London.

14 Stokes End A beautifully presented four-bedroom family home with generous living space and charming gardens, located in the heart of Haddenham. Occupying a peaceful position within this sought-after village. As you step into the wide entrance hall, the continuity of wooden and ceramic flooring flows gracefully across the ground floor, creating a sense of cohesion and space. To the left, a bright and versatile study overlooks the front garden, ideal as a home office or additional snug. At the heart of the home is a superb kitchen/breakfast/dining room. Designed and crafted by Kingsey Kitchens, bespoke grey cabinetry is paired with Quartz worktops and a central island, with a range cooker with five-burner gas hob, integrated fridge freezer and dishwasher. Velux windows and double doors flood the space with light, seamlessly linking to both the family room and the living room which leads to French doors into the rear garden. A walk-in boot room/pantry leads to a practical utility area, and a separate laundry room sits just off the kitchen. Two generous reception rooms, each with their own character, offer flexibility for entertaining or quiet evenings. The sitting room features a fireplace and garden access via double doors, while the family room connects smoothly back into the kitchen, creating a harmonious flow. Upstairs, the principal bedroom enjoys views to the front, built-in wardrobes, and a stylish en-suite shower room. Three further bedrooms, each with built-in storage, are served by a well-appointed family bathroom with Aqualisa overhead shower above a large bath. Outside, the property is approached via a block-paved driveway with parking for three vehicles and a garage (Which has been converted to a storeroom). The rear garden is a tranquil haven, with lawn, mature trees, patio, vegetable beds, and colourful herbaceous borders. Freehold EPC: C Council Tax Band: F

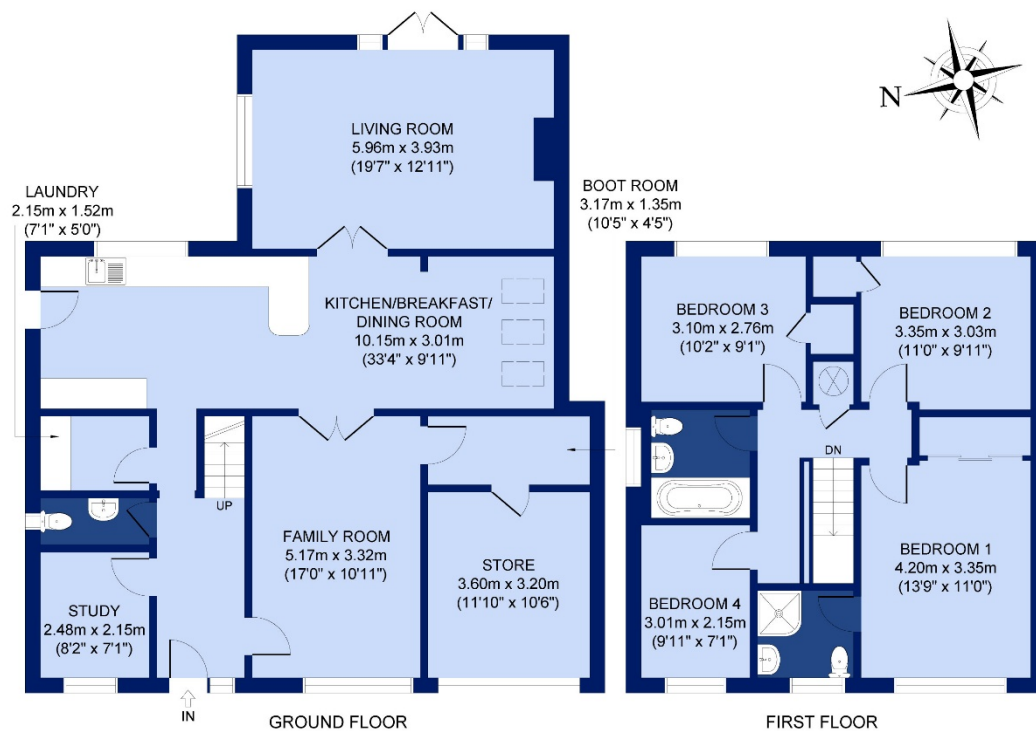
Situation

Haddenham, a charming Buckinghamshire village, offers a blend of pastoral tranquillity and contemporary conveniences. Conveniently located three miles from Thame, it provides a host of amenities including a local Co-op, Morrisons and a Waitrose supermarket in nearby Thame. The Thame & Haddenham Parkway rail station, with direct fast-train service to London Marylebone, is a major draw for commuters and families. Local education is outstanding, with several quality schools including Haddenham Community Infant School, Haddenham Junior School, and St Mary's Church of England School. The village is also in the catchment area for highly regarded grammar schools, and there are a number of private schools in the area. The village boasts architectural treasures like the Norman-origin St Mary the Virgin Church, and a museum nestled in a former schoolroom. Local amenities include independent food shops, a doctor's surgery, dentist, garage, a library, and a garden centre. The dining scene offers a variety of choices in the local area, catering to a range of tastes. The well-known Tiggywinkles animal hospital signifies the village's deep-rooted respect for the environment. Haddenham truly encapsulates the essence of a thriving community life, complete with modern conveniences, making it an idyllic place to reside for those seeking both historical charm and contemporary living.

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.







All measurements of walls, doors, windows and fitting 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

www.reastonbrown.co.uk Email: sales@reastonbrown.co.uk

94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626

2-4 Windmill Road, Headington, Oxford, OX3 7BX Tel: +44(0) 1865 308855

119-121 Park Lane . London . W1K 7AG. Tel: +44(0) 207 079 1589

Sales, Lettings, Commercial & Chartered Surveying

