



Stokes Croft  
Haddenham

White Lion  
Residential





- Extended Semi Detached House on a Corner Plot
- Family Bathroom, Ensuite, & WC
- Freehold / Council Tax Band E / EPC Rating C (71)
- 5 Minute Cycle to Train Station
- Four Bedrooms and Three Reception Rooms
- Off Road Driveway Parking
- 4 Minute Walk to Local Shops
- West Facing Garden

### About the property

This is an well extended semi-detached house, offering spacious and bright accommodation in excess of 1,600 sq ft (150sq meters). Positioned on a generous and private corner plot, with a west facing rear garden, this charming home features four well-appointed bedrooms and two contemporary bathrooms, including a large four piece en-suite to the master bedroom. The property boasts a large and bright dual aspect main reception room, over 25' (7.7m) from front to back. This excellent space opens into the conservatory and rear garden beyond. The modern kitchen is semi open plan to the dining room, and in addition there is a utility room, downstairs wc and study. The garden is stunning, with patio areas, vegetable patch, shed, hot tub and water feature. This beautiful outdoor area complements the home's ample indoor space, making it perfect for gardening, entertaining, or simply enjoying the sunshine. Don't miss the opportunity to view this exceptional home, with its blend of space and style, in a highly desirable location.

## Stokes Croft

Haddenham HP17 8DU







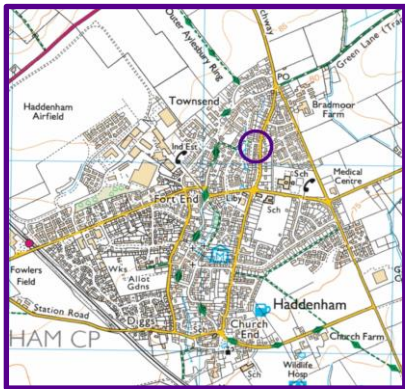
### About the area



Haddenham is a large village with a wealth of local amenities and excellent road and rail links. The village offers a bakery, sub post office, convenience shop, hairdressers as well as a number of cafes and public houses. There is also a health centre, dentist and library. The commuter is well served with Haddenham and Thame Parkway station providing a regular service to London, Marylebone (approx. 39 mins). By car the M40 motorway at the Milton Common or Wheatley intersections junctions 7 and 8a, are a 7 mile and 9 mile drive. There is also a frequent bus service (280) between Aylesbury and Oxford. There is good schooling within the village as well as Grammar Schools in Aylesbury and private schools in the surrounding areas.

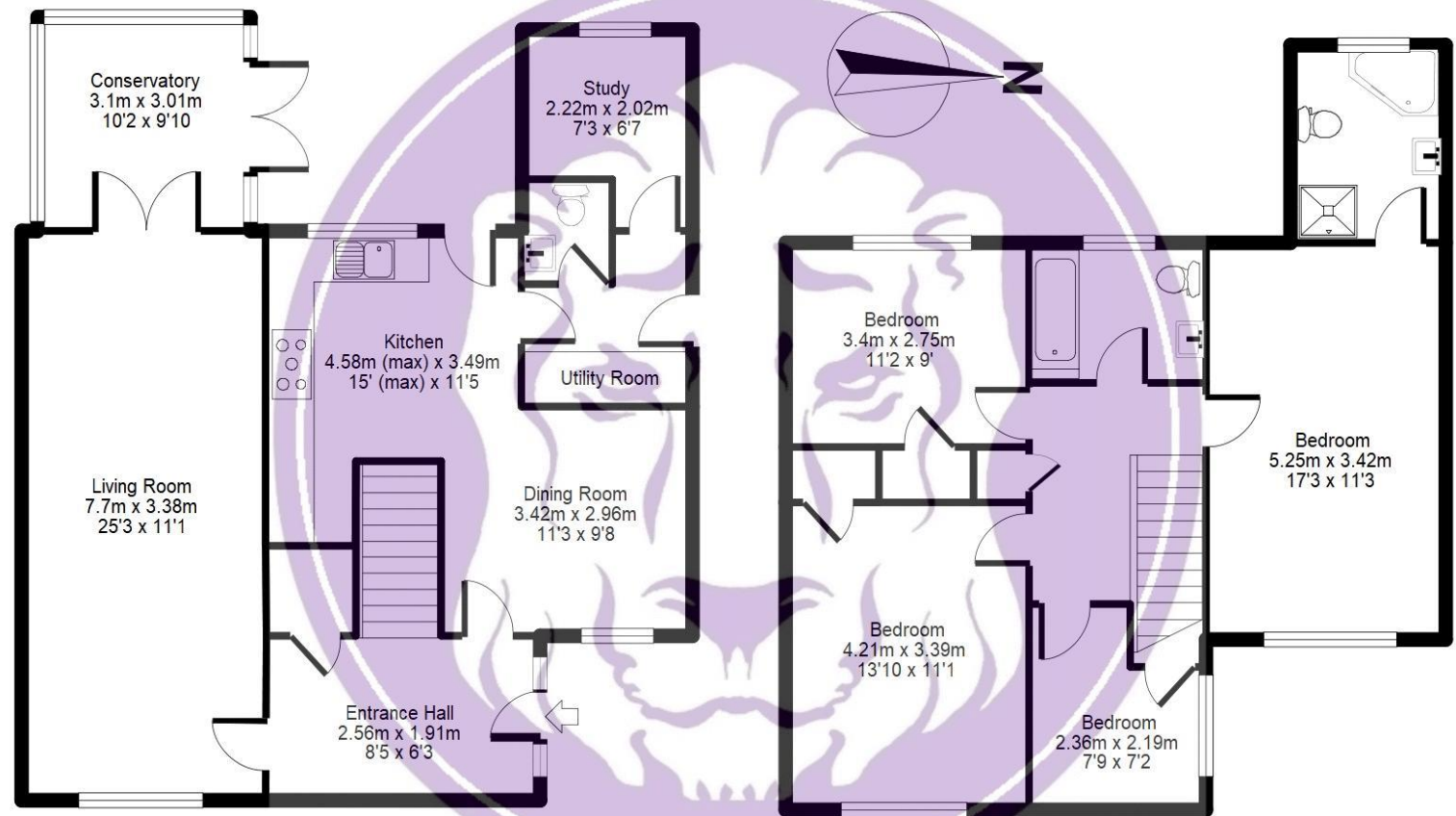
*"This beautifully extended semi-detached house offers over 1,600 sq ft of spacious and bright accommodation."*



Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: White Lion Residential has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: White Lion Residential has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. W810



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
<a href="http://www.epc4u.com">www.epc4u.com</a>		



Stokes Croft, Haddenham, HP17 8DU.

Approximate gross internal area: 150 sq. m / 1618 sq. ft

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