



Wykeham Way, Haddenham - HP17 8BU

Guide Price £775,000

 **TIM RUSS**
& Company



Wykeham Way

Haddenham, Buckinghamshire

- Exceptional four-bedroom detached family home, thoughtfully extended and upgraded throughout by the current owners
- Sought after Cul-de-sac
- Outstanding open-plan kitchen, dining, sitting and breakfast space, creating the impressive heart of the home
- Stylish contemporary kitchen with large central island and breakfast bar, complemented by integrated appliances, a feature brick wall and striking copper pendant lighting
- Light-filled living space with multiple skylights, bi-fold doors and log-burning stove, seamlessly connecting the house with the garden
- Beautifully established south-facing rear garden, offering excellent privacy, mature planting, raised beds and extensive entertaining space
- Substantial covered outdoor seating area, ideal for summer dining, barbecues and relaxing with family and friends
- Excellent commuter location, with Haddenham & Thame Parkway Station nearby, alongside generous driveway parking and a garage

Additional Info

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

Gas Central Heating



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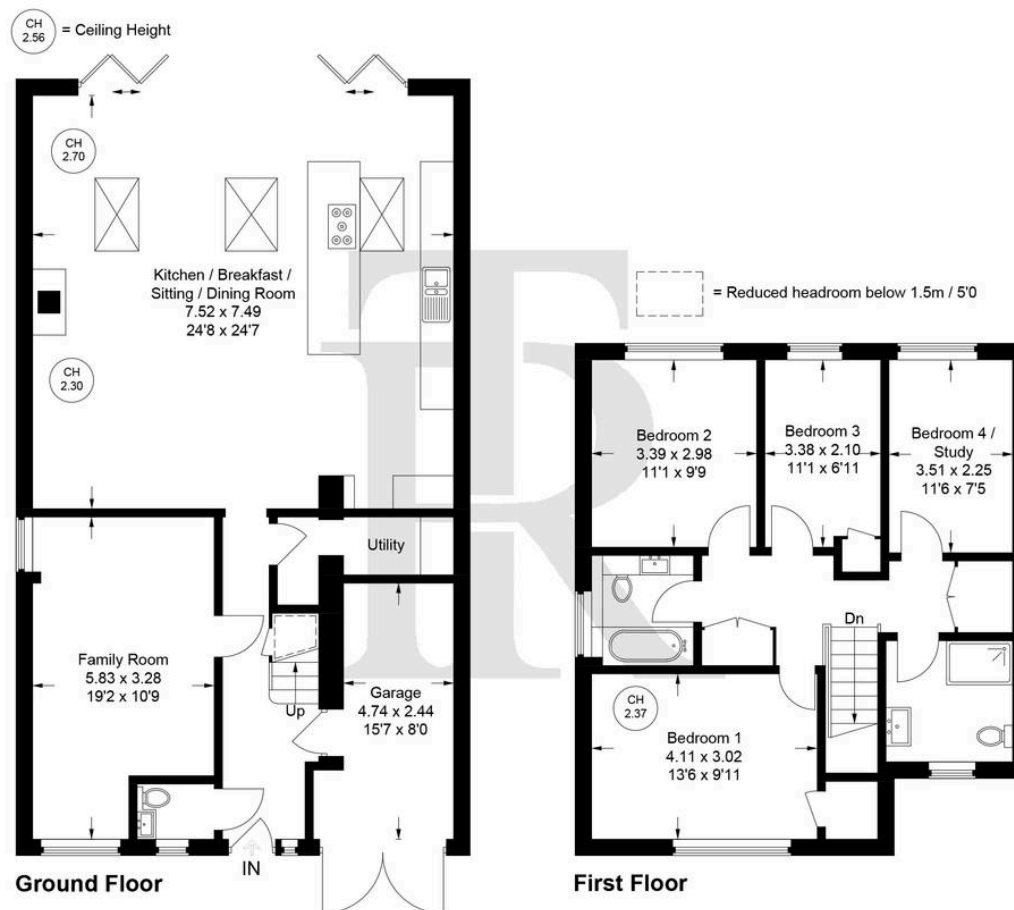
Offered to the market with a complete upper chain, this exceptionally well-presented four-bedroom, two-bathroom detached family home has been cleverly extended and thoughtfully upgraded by the current owners. Ideally positioned for Haddenham & Thame Parkway, it is perfectly suited to both family life and commuters.

The ground floor features a welcoming entrance hall, versatile family room and useful utility and cloakroom. The impressive open-plan kitchen, breakfast, sitting and dining space forms the heart of the home, flooded with natural light from multiple skylights and bi-folding doors opening onto the garden. The contemporary kitchen features a large central island with breakfast bar and integrated appliances, while a log-burning stove and exposed brick wall add warmth and character.

Upstairs are four bedrooms, a family bathroom and separate shower room, providing excellent accommodation for a growing family.

Outside, the generous driveway provides parking for several vehicles and access to the garage. The beautifully established south-facing rear garden offers excellent privacy, with a large paved terrace, central lawn, mature planting and raised beds. A substantial covered seating area at the far end provides an additional space for outdoor dining, entertaining and relaxing.





77 Wykeham Way, HP17 8BU

Approximate Gross Internal Area
Ground Floor = 104.6 sq m / 1126 sq ft (Including Garage)
First Floor = 63.1 sq m / 679 sq ft
Total = 167.7 sq m / 1805 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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