



108, Sheerstock,
Haddenham
Buckinghamshire, HP17 8EX

Guide Price
£550,000

RB REASTON BROWN

A Rare Three Bedroom Bungalow, With Garden and Off-Road Parking, in an Excellent Village Location with Great Transport Links to London. No Chain

Upon entering the property, you step into a generous central hallway that provides access to all principal rooms. To the left sits an impressive dual aspect sitting room, a bright and welcoming space that flows seamlessly into the open dining area. This lovely room benefits from a feature stone gas fire.

The kitchen is fitted with cream cabinetry, complemented by an oven, microwave grill oven, gas hob, washing machine, tumble dryer and an American-style fridge freezer. A useful side door opens directly to the rear garden and the pathway leading around to the front of the property.

The hallway leads to three bedrooms. The master bedroom, rear-facing with views over the garden, includes built-in wardrobes and a generously sized en-suite with a power rainfall shower. Bedroom Two is currently used as a home office but would serve well as a double bedroom with wardrobe space. Bedroom Three, also rear-facing, enjoys pleasant garden views. Completing the accommodation is the family bathroom, finished with a white suite and bath, with a separate WC positioned next door.

Outside, the property offers a wonderfully low-maintenance garden, primarily laid to brickwork patio with pockets of landscaped planting and greenery. There is a large shed with electricity, as well as side access. The front garden features mature planting and ample off-road parking for multiple vehicles, including a carport to one side.

EPC: C Council Tax Band: E Freehold

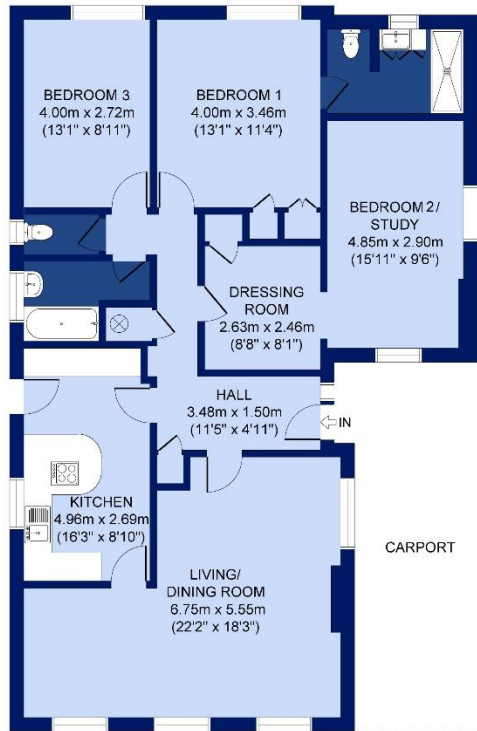
Situation

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.







APPROX. GROSS INTERNAL FLOOR AREA 1261 SQ FT / 117 SQ M
 108 SHEERSTOCK, HADDENHAM, HP17 8EX

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

If an offer is accepted, we are legally required to carry out Anti-Money Laundering (AML) checks on the applicant. A fee of £50 + VAT is charged to cover the cost of this check.

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