



**3 The Bush, Haddenham  
Buckinghamshire, HP17 8DN**

**Guide Price  
£860,000**



# A Charming Four Bedroom Detached Home With Private Gardens And Off-Road Parking, Quietly Positioned In The Sought-After Old Haddenham Area Of This Highly Regarded Buckinghamshire Village

Entering the property, you are welcomed via a practical entrance porch, offering excellent space for coats and shoes. This leads through to a comfortable and inviting sitting room, centred around an attractive focal fireplace, creating a warm and homely atmosphere. The space flows naturally into the dining area, making it ideal for both everyday family living and entertaining. The well-appointed kitchen provides a range of wall and base units, offering ample storage and workspace, and is thoughtfully arranged to suit modern living. The ground floor also offers a highly versatile family room, currently arranged as a generous double bedroom with fitted cupboards, ideal for guests or multigenerational living. This flexibility is complemented by a utility room providing space for appliances. Completing the ground floor is a conveniently positioned cloakroom.

Upstairs, the landing provides access to four bedrooms. The principal bedroom is a generous double, enjoying two Velux windows overlooking the garden, together with a dressing area fitted with built-in cupboards and a private en-suite bathroom. The remaining bedrooms offer flexible accommodation, ideal for family living, guests or a home office. The family bathroom completes the first floor and is fitted with a white suite, Velux window, ladder radiator and a shower over the bath.

Outside, the rear garden is predominantly laid to lawn and bordered by mature trees and established planting, creating a peaceful and private setting, with some trees subject to covenants. To the front, there is a small garden, together with a single garage and off-street parking. EPC C. Council Tax Band F Gas central heating and mains drainage.

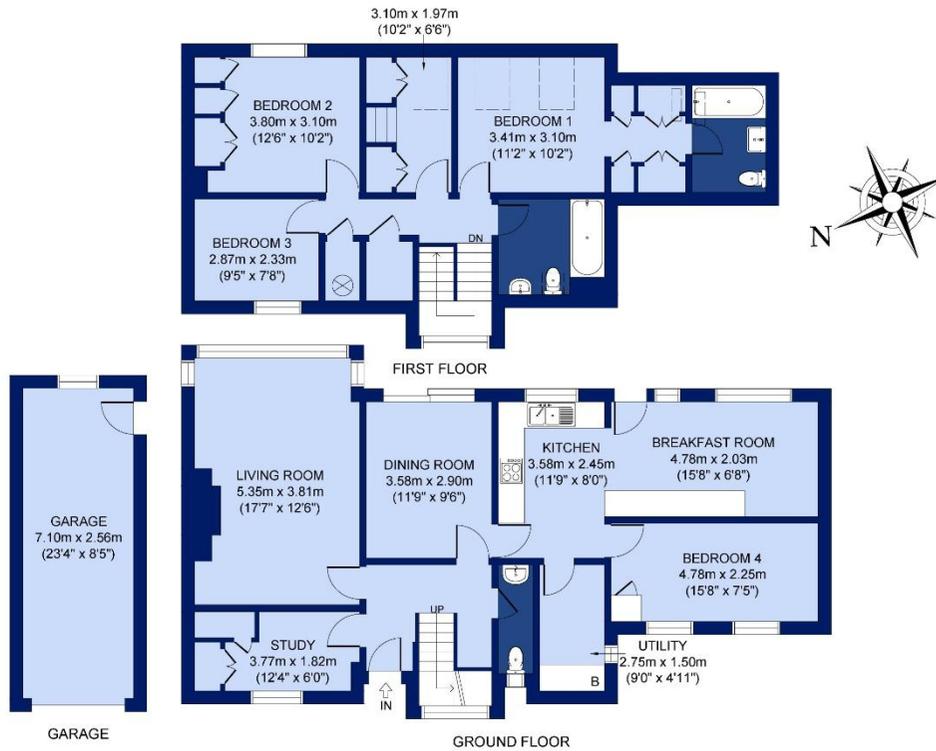
## Situation

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 1846 SQ FT / 172 SQ M (INCLUDING GARAGE)  
3 THE BUSH, HADDENHAM, HP17 8DN

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.

**RB** REASTON BROWN



*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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