



4 Plover Furlong,
Haddenham
Buckinghamshire, HP17 8YU

Guide Price
£535,000

RB REASTON BROWN

Beautifully Presented Detached Village Home With Two En-Suite Bedrooms, Spacious Living, Driveway Parking, Garage, Private Garden And Modern Energy-Efficient Heating

4 Plover Furlong is a spacious and beautifully presented two-bedroom detached home, constructed by Redrow and benefiting from just under ten years remaining on its NHBC warranty. Offering generous accommodation, modern comforts and excellent outdoor space, it is an ideal choice for a variety of buyers. The welcoming entrance hall leads to a bright and spacious sitting room overlooking the front of the property. Also on the ground floor is a modern cloakroom with a white suite, an understairs storage cupboard and attractive laminate flooring. The contemporary grey kitchen is well equipped with integrated appliances, including a fridge freezer, electric oven with separate grill, dishwasher and stainless-steel sink. A useful cupboard provides space for a washing machine, while there is ample room for a dining table and seating area. French doors open directly onto the patio, creating a seamless connection with the garden. Upstairs are two exceptionally generous double bedrooms, both benefiting from en-suite facilities. The second bedroom features an en-suite shower room, while the principal bedroom offers an en-suite with both a bath and separate walk-in shower, together with a walk-in wardrobe. Outside, the property boasts a large driveway providing parking for at least four vehicles, together with a generous single garage featuring an up-and-over door. A lawned garden wraps around the rear of the garage, while the patio provides an ideal space for outdoor dining and entertaining. Further benefits include a Vaillant air source heat pump with a Megaflo hot water system, providing an energy-efficient heating solution. Combining spacious accommodation, quality finishes, excellent parking and the reassurance of a remaining NHBC warranty until 2036, this wonderful home is ready to move straight into and enjoy. EPC: B, Council Tax Band: E, Freehold, Development Service Charge Approx £135 PA (TBC)

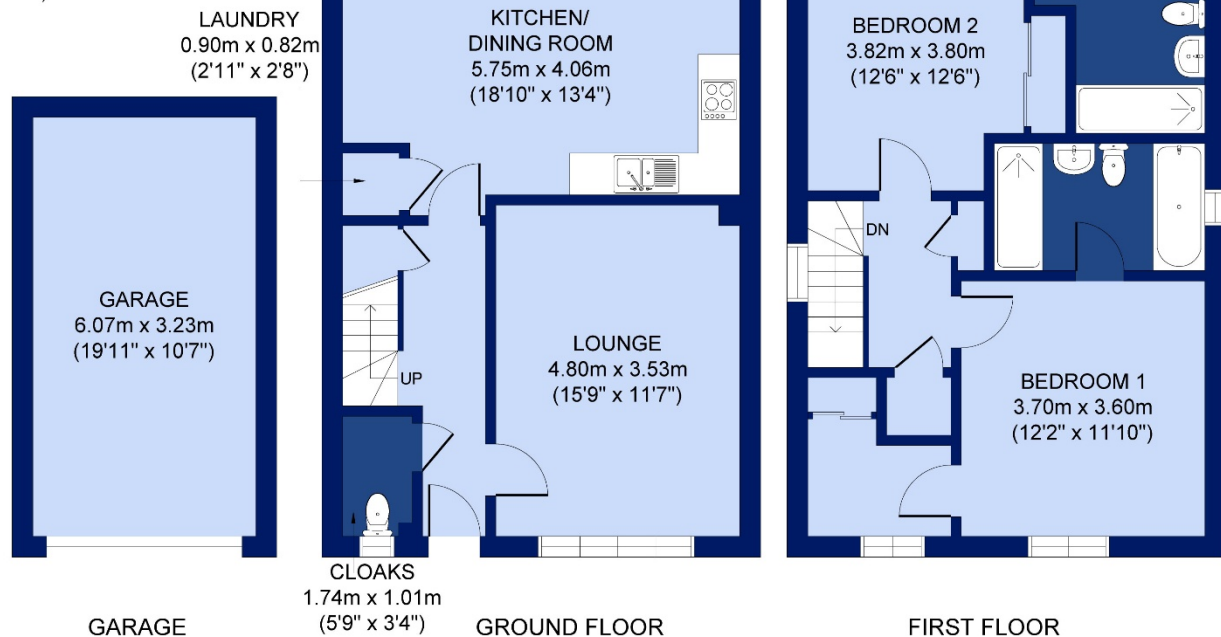
Situation

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 1289 SQ FT / 120 SQ M
4 PLOVER FURLONG, HADDENHAM, AYLESBURY, HP17 8YU

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 £75 + VAT is charged to cover the cost of this check.

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

