

2 HOTSPUR CLOSE

HADDENHAM, BUCKINGHAMSHIRE HP17 8QE



HAMNETT
HAYWARD

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A superb four bedroom detached family home recently extended to provide a stylish open plan kitchen/dining/garden room.

Hotspur Close forms part of a modern development in the highly sought after Buckinghamshire village of Haddenham. This stylish home is perfectly placed for a family, just a short walk of the airfield pavilion, the playing field, a recently opened supermarket and the new nursery. For the commuter the railway station is within a five minute walk offering a comprehensive service into London Marylebone (under 40 minutes).

Originally constructed to provide a classic double fronted appearance the current owners have recently designed a fabulous single storey garden room extension, finished in a contemporary grey render with dark grey bi-folding doors opening to the garden. Internally the property is most welcoming with a spacious entrance hall providing access to the sitting room, study and kitchen. The kitchen itself is now a vast area extending to 25' in length, opening to one end into the wonderful extension and providing a family seating area at the opposite end. The kitchen is fitted with a comprehensive range of cream gloss units with a beige fleck granite work surface which flows into the extension to provide a generous island unit, which in turn offers a generous sociable seating area. The kitchen is also fitted with a range of integrated appliances including a dishwasher, stainless steel eye level double oven and a four ring gas hob with extractor hood. Of particular note is the wonderful extension recently constructed and providing a very adaptable room, flowing seamlessly from the kitchen and opening directly out to the garden through glazed bi-fold doors. To the first floor are four generous bedrooms including a master bedroom with en-suite shower room, three bedrooms have built in wardrobes all served by a family bathroom. Outside, the front garden has matured very well with a number of established shrubs and hedging, off street parking is located adjacent to the property in front of a detached garage extending to 19' in length. The garage has been recently converted into a home gymnasium, with a garage store to the front. The rear garden has been completely landscaped in recent years with a generous stone paved terrace ideal for outside entertaining. This extends into a further terrace boasting an electric canopy with external heating to provide an all year round entertaining area. In our opinion this wonderful family home must be viewed to appreciate the high standards throughout, coupled with the stylish extension, all within a short walk of the station for fast track access into London Marylebone.

“A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME OFFERING A FABULOUS CONTEMPORARY GARDEN ROOM EXTENSION, AND POSITIONED WITHIN A FIVE MINUTE WALK OF THE STATION FOR LONDON”



AT A GLANCE

- A substantial four bedroom detached family home with accommodation approaching 1,780 sq.ft
- Garage with electrically operated door, Gym, off street parking and recently landscaped gardens
- A fabulous modern extension providing an open plan kitchen/dining/garden room
- Highly sought after location within a quiet no-through road whilst just a short stroll from the station
- Five minute walk from the station for London Marylebone (under 40 minutes)



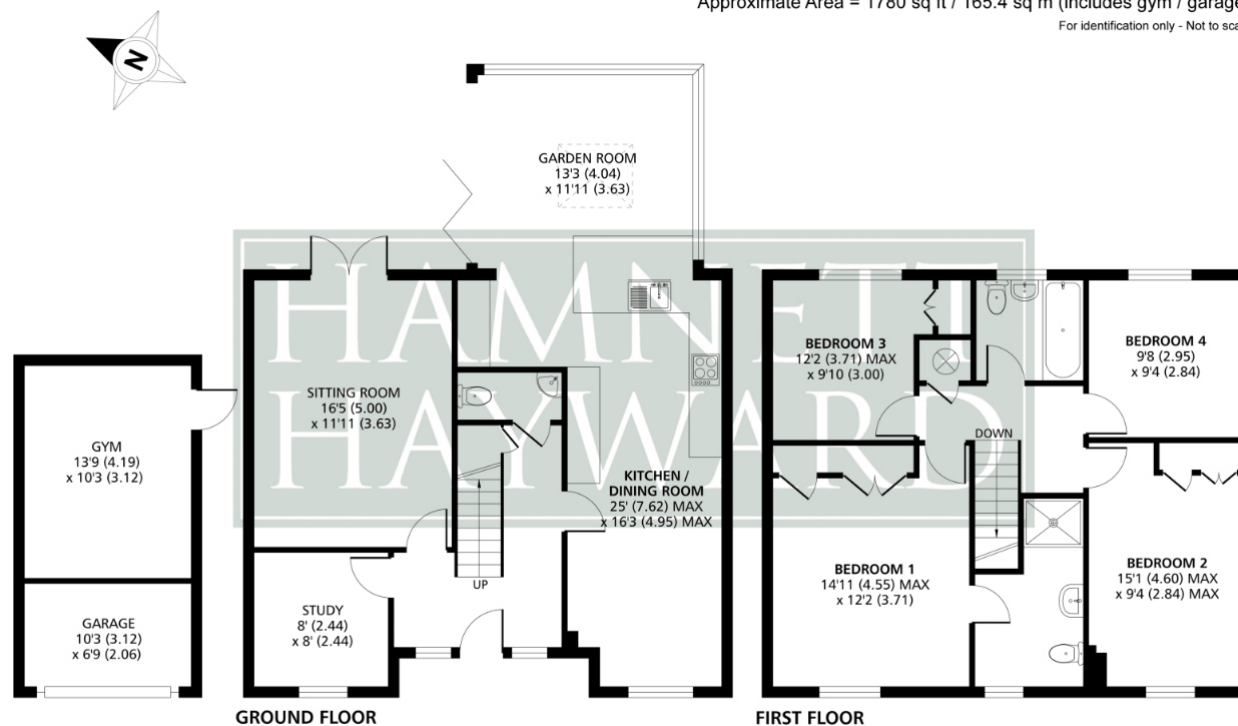
SUMMARY

- Large reception hall with generous storage
- Cloakroom
- Sitting room
- Study
- 25' kitchen with integrated appliances opening to;
- Modern garden room extension with bi-fold doors to garden
- Principle bedroom with built in wardrobes and a recently replaced en-suite bathroom
- Guest bedroom with en-suite shower room
- Three further bedrooms
- Family bathroom
- Detached garage store with electric door and EV charging point
- Recently converted home gymnasium
- Immaculate presentation throughout
- Off street parking
- Private rear garden ideal for entertaining and summer dining, with a further paved terrace with electrically operated canopy enjoying external heating
- A short walk to the airfield pavilion, playing field and mainline station (London Marylebone in 36 minutes)
- No onward chain

Hotspur Close, Haddenham, Aylesbury, HP17

Approximate Area = 1780 sq ft / 165.4 sq m (includes gym / garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hamnett Hayward Ltd. REF: 618110

LOCATION

Haddenham is a beautiful Buckinghamshire village located just 3 miles from the Oxfordshire town of Thame and seven miles from Aylesbury. Several times winners of 'Village of the Year' in their region, Haddenham is the largest of the four Wychert villages in Bucks. Wychert is the name given to the mud and wattle walls that are a common sight in the village. Haddenham is also famous for its ponds and was the original breeding ground for the Aylesbury duck. There are a comprehensive range of amenities in the village including a post office, two public houses, a parade of shops and a popular garden centre and farm shop. For schooling, three reputable primary schools are located in the village with a regular bus service provided for all three Aylesbury grammar schools. The private sector is also catered for with Ashfold School in nearby Dorton. In addition the commuter is well catered for with a railway station in the village and a short walk from the property, providing regular direct line services to London, Marylebone (from 37 mins) or Birmingham. For motorists, the M40 (junction 6) is about nine miles away. A regular bus service through the village goes to Aylesbury, Thame and Oxford for larger department stores or further amenities.

ADDITIONAL INFORMATION

Services: Mains water, Gas & Electricity, EV charging point

Heating: Gas fired central heating

Energy Rating: Current B (81) Potential A (89)

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP17 8QE

Council Tax Band: F

Tenure: Freehold

Management charges: Please consult agent

**HAMNETT
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