

35 PLATERS ROAD

HADDENHAM, BUCKINGHAMSHIRE HP17 8SU



HAMNETT
HAYWARD

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A beautifully designed five-bedroom detached family home set within a peaceful location, yet conveniently within walking distance of the station, offering direct services to London Marylebone in just 37 minutes. Haddenham is also conveniently located only 3 miles from the market town of Thame and 5 miles from Aylesbury.

With accommodation arranged over two storeys, this light and contemporary five-bedroom home offers strong kerb appeal, a high-quality specification throughout, and an enviable setting. Located approximately six miles from Aylesbury and 18 miles from Oxford, its tranquil rural surroundings are complemented by excellent schooling and major transport connections, making it an ideal choice for growing families and country-loving commuters alike.

On entering this delightful home a spacious reception hall provides access to all receptions and the cloakroom. The ground floor accommodation flows wonderfully and particular mention is made of the stunning open plan kitchen/breakfast/family room, extending from front to back and fitted with an 'Amtico' flooring. The kitchen itself is fitted with a range of cupboard and drawer units with composite stone work surfaces. Integrated appliances are by 'Bosch' and include an inset double oven, five ring gas hob, fridge/freezer and dishwasher. A separate utility room provides space for a washing machine and tumble dryer. Further accommodation to the ground floor includes a generous dining room/third reception with two beautiful bay windows flooded with natural light, a study and spacious double aspect formal sitting room. To the first floor are five double bedrooms (two with en-suites) including a double aspect principle bedroom with a range of built in wardrobes and a large en-suite bathroom with a separate shower.

Outside, the property enjoys an enviable position overlooking a large open Green. Private parking is located to side of the house with a detached double garage and further parking located to the rear. The garden and plot extends to about 0.2 acres and is laid predominately to lawn with a generous terrace for entertaining. The gardens are enclosed by a mixture of close boarded fence work and brick wall.

"A WELL PROPORTIONED FIVE BEDROOM DETACHED FAMILY HOME FEATURING ELEGANT, LIGHT AND AIRY LIVING ACCOMMODATION FORMING PART OF A WONDERFUL DEVELOPMENT WITHIN THIS POPULAR BUCKINGHAMSHIRE VILLAGE



AT A GLANCE

- An attractive five bedroom detached family home, enjoying a quiet family friendly development
- Outstanding open plan kitchen/breakfast/family room extending to 27'
- Stunning location overlooking open green space and just a short walk to schools & shops
- Generous 0.2 acre plot with large part walled garden, extensive parking and double garage
- Walking distance from Haddenham & Thame Parkway for access into London, Oxford & Birmingham
- NO ONWARD CHAIN

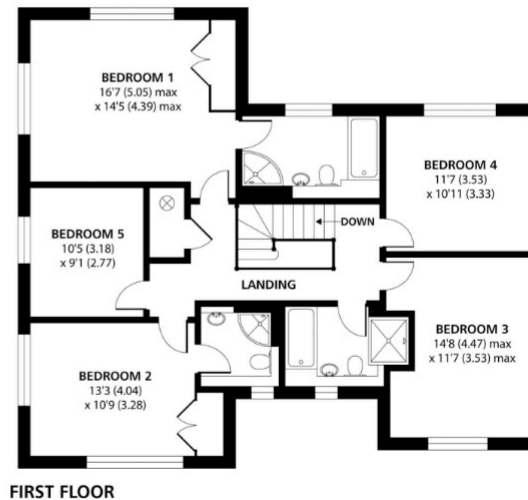
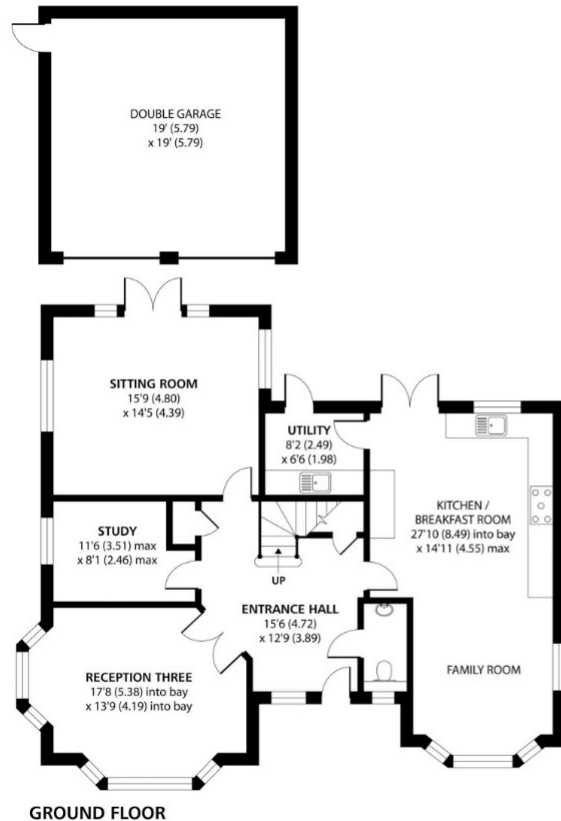


SUMMARY

- 15' reception hall
- Cloakroom
- Double aspect sitting room
- Fabulous open plan kitchen/breakfast/family room extending to 27' in length with a range of Bosch integrated appliances
- Utility room
- Study
- Dining room/third reception room
- Principal bedroom suite with integrated wardrobes and well appointed en-suite bath and shower room
- Guest bedroom suite with integrated wardrobes and en-suite shower room
- Three further double bedrooms and family bathroom
- Ample off street parking and detached double garage
- Generous part walled rear garden
- Highly sought after village location overlooking open green space to the front
- Walking distance to railway station for London London Marylebone in just 37 minutes
- Within walking distance of reputable local schools
- High standards throughout
- NO ONWARD CHAIN

Platers Road, Haddenham, Aylesbury, HP17

Approximate Area = 2365 sq ft / 219.7 sq m
 Garage = 361 sq ft / 33.5 sq m
 Total = 2726 sq ft / 253.2 sq m
 For identification only - Not to scale



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. A village health centre and adjoining pharmacy has recently opened in the village. 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. For the commuter, a railway station is positioned 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 for London direction is approximately 9 miles and junction 8 for Birmingham direction is about 8 miles. 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 and electricity

Heating: Gas fired central heating to wet radiator system

Energy rating: Currently B - 86, Potentially B - 91

Local Authority: Buckinghamshire Council, Aylesbury area

Postcode: HP17 8SU

Council Tax Band: G

Tenure: Freehold

Development service charge 2026 £400.00 PA

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hamnett Hayward Ltd. REF: 777708

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