

6 MALLARD CROFT

HADDENHAM, BUCKINGHAMSHIRE HP17 8EF



HAMNETT
HAYWARD

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A beautifully presented three bedroom village home, located within this idyllic setting close to the opening of a small nature reserve.

This select development at Mallard Croft is a small and peaceful, family friendly setting enjoying a wonderful position within the heart of Haddenham village, overlooking a protected area of Townsend green and within a short walk of the reputable village school. Constructed approximately ten years ago by the highly regarded house builder Rectory homes, the development comprises just six unique homes with direct access opening to the community orchard and nature area, whilst only a short walk to the railway station offering a comprehensive service into London Marylebone (under 40 minutes) & Oxford station.

On arrival a tiled entrance hall has storage and access to a cloakroom, with further doors to both the kitchen/breakfast room and sitting/dining room. The Sitting/dining room is a large open plan room extending to 19' and flooded with natural light through two sets of glazed French doors, opening directly to the garden. Particular mention is made of the well equipped kitchen/breakfast room extending to 16' in length and fitted with a range of Bosch appliances include an electric oven, induction hob with extractor hood, dishwasher, fridge/freezer and an AEG washing machine. An external side door opens to the car port with further access to the garden.

The first floor offers three bedrooms, including a principal bedroom with fitted wardrobes and an en-suite shower room. Two further bedrooms are served by a well appointed family bathroom.

Outside, the property has off street to the front with a block paved driveway for 2-3 vehicles, to the front of the carport is an EV charging point. The remainder of the front is enclosed with a Wychert wall and attractive planting. The rear garden is bordered by a classic Haddenham Wychert wall with pleached trees offering an excellent degree of privacy. The garden is laid predominately to lawn with a range of planters and flower and shrub borders. The garden has two separate terrace areas for entertaining and al-fresco dining, one positioned directly from the home office/gym by Green Retreats.

This wonderful home offers a unique opportunity for contemporary living within a quiet village setting, whilst just a short walk to the station for London.

“VILLAGE LIFE AT ITS BEST, ENJOY CONTEMPORARY LIVING IN A PEACEFUL SETTING, OVERLOOKING ENTRANCE TO A PROTECTED NATURE RESERVE AND JUST A SHORT STROLL THE VILLAGE SCHOOL.”



AT A GLANCE

- A truly stunning 'cottage style' contemporary home located within a picturesque village setting
- Well balanced open plan living including a kitchen/breakfast room and sitting/dining room
- Well equipped kitchen with a range of integrated Bosch appliances
- Wonderful village setting overlooking opening to community orchard and nature reserve
- Picturesque Buckinghamshire village offering excellent connections to London Marylebone



SUMMARY

- Entrance hall
- Cloakroom
- Well equipped kitchen with a range of Integrated Bosch appliances and silestone work surfaces
- 16' open plan kitchen/breakfast room
- 19' Sitting/dining room with stone fireplace
- Principal bedroom with en-suite shower room
- Two further bedrooms
- Well appointed family bathroom
- Off street parking to the front for three cars
- 15' carport with storage above
- EV charging point
- Detached home office by Green retreats
- Landscaped gardens offering an excellent degree of privacy
- A quiet and picturesque setting overlooking entrance to Townsend Green nature reserve
- Within a short stroll of the picturesque and highly sought after Church and pond
- Dual catchment schooling for Princes Risborough and Bucks Grammar schools
- Just a short walk of village school
- Within walking distance of station for London Marylebone (under 40 minutes)
- Exceptional standards throughout
- No onward chain
- Highly efficient and cost saving air source heat pump system

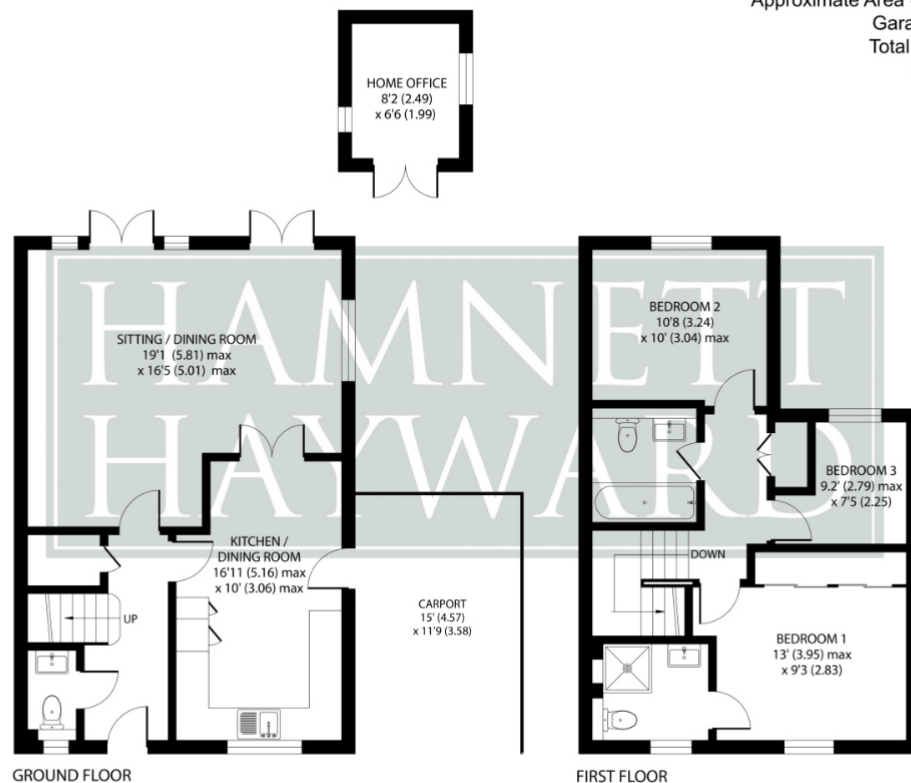
Mallard Croft, Haddenham, Haddenham, HP17

Approximate Area = 1046 sq ft / 97.1 sq m

Garage = 53 sq ft / 4.9 sq m

Total = 1099 sq ft / 102 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hamnett Hayward Ltd. REF: 1305321

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) 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 and electricity, EV charging point

Heating: Underfloor to ground floor, radiators to first floor

Energy rating: Currently B - 83, Potentially A - 95

Local Authority: Buckinghamshire Council, Aylesbury area

Postcode: HP17 8EF

Council Tax Band: E

Tenure: Freehold

GUIDE PRICE £535,000



HAMNETT HAYWARD

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