



SHEERSTOCK, HADDENHAM
Aylesbury, Buckinghamshire HP17 8EU



An exceptional opportunity to acquire a remarkably spacious five/six-bedroom family home, positioned in the highly desirable village of Haddenham.

£750,000

This property welcomes you with a generous entrance hall leading into a bright, airy living room. An elegant archway opens into the dining room, which flows seamlessly into the conservatory—perfect for enjoying garden views all year round.

The well-appointed kitchen connects to a practical utility room with direct access to the rear garden. The ground floor also benefits from multiple storage cupboards and a convenient cloakroom.

Five/ Six Bedroom Detached Family Home
Haddenham Village Location
Livingroom With Archway to Dining Room & Conservatory
Kitchen With Utility Room
En-Suite To Two Bedrooms & Family Bathroom
Well-Kept Garden with Seating Area
Large Driveway for Multiple Cars & Garage
Great Transport Links

Tenure: Freehold EPC Rating: C Council Tax Band: F



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Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Upstairs, the first floor features an expansive landing and three well-proportioned bedrooms. A further bedroom boasts its own dressing room and en-suite shower room, complemented by a modern family bathroom on the same level.

The top floor is home to a superb master suite, complete with its own en-suite. Another versatile room on this floor—currently used as a study—offers flexibility for a sixth bedroom, home office, or hobby space.

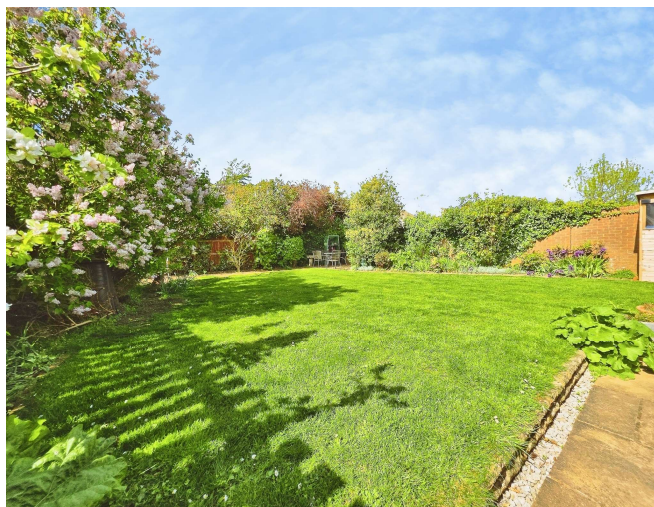


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Outside, the beautifully maintained rear garden provides the ideal space for outdoor dining and relaxation... To the front, a generous driveway accommodates multiple vehicles and leads to an integrated garage.

A substantial and versatile family home in a sought-after location—early viewing is highly recommended.

Haddenham is a vibrant and well-loved village offering an excellent range of local amenities. Residents enjoy independent shops, welcoming pubs, and a great selection of cafés and restaurants, giving the village a lively yet relaxed atmosphere. For a wider choice of facilities, the charming market town of Thame lies just three miles away. Here you'll find supermarkets, boutique shopping, a sports centre, popular restaurants, and well-regarded schools—ideal for families and those seeking convenience. Commuters are exceptionally well served. Haddenham & Thame Parkway is only minutes from the village, providing fast and direct services to London Marylebone in as little as 50 minutes. Excellent road links via Junctions 7 and 8 of the M40 offer easy access to London Heathrow and Birmingham Airport, making this an ideal location for both business and leisure travel.




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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
AYL116185 - 0002

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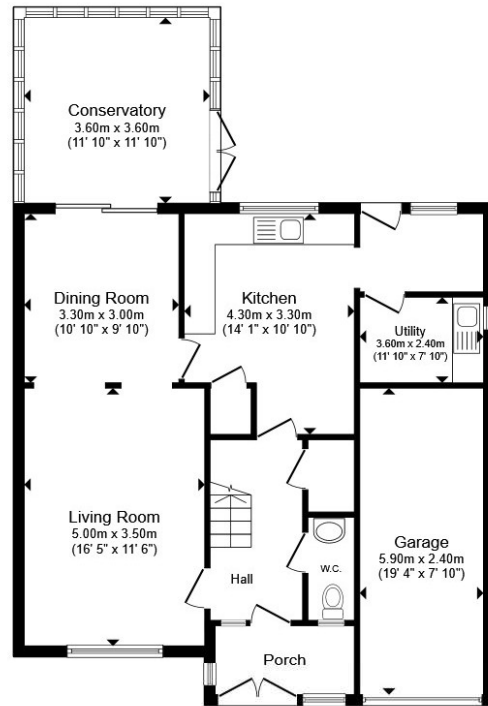
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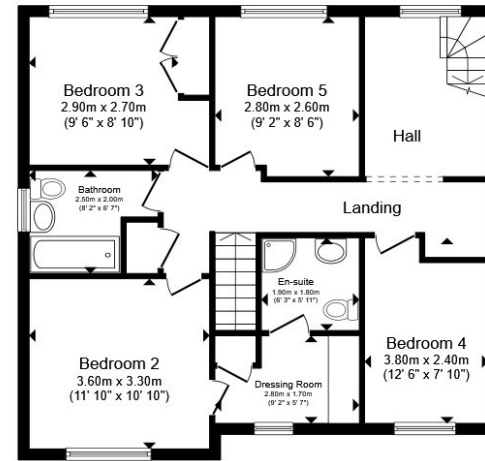
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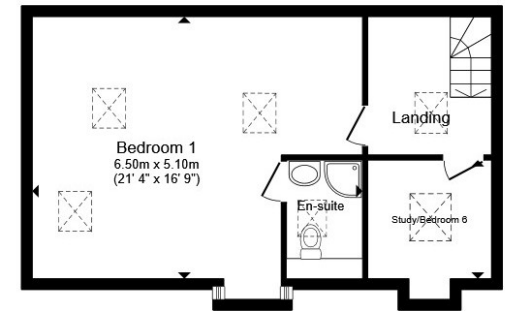
Please note the marker reflects the
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Ground Floor



First Floor



Second Floor

Total floor area 211.7 m² (2,278 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io