



Wykeham Way, Haddenham - HP17 8BL

Offers Over £860,000

**TIM RUSS**  
& Company

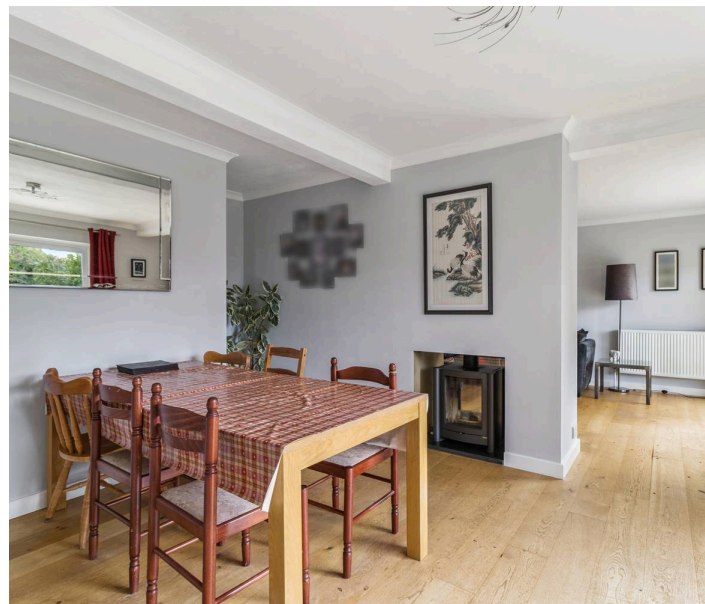




## Wykeham Way

Haddenham, Buckinghamshire

- FOUR DOUBLE BEDROOM, TWO BATHROOM  
DETACHED FAMILY HOME
- SITUATED IN A SOUGHT AFTER POSITION, AT THE  
DOOR STEP TO THE PICTURESQUE OLD TOWN & A  
SHORT STROLL TO THE STATION
- FANTASTIC GARDEN ENJOYING A SOUTH FACING  
ASPECT, BORDERED BY AN ATTRACTIVE WALL
- CLEVERLY DOUBLE STOREY EXTENDED, OFFERING  
FURTHER POTENTIAL FOR FUTURE EXPANSION  
(STP)
- OFF STREET PARKING FOR SEVERAL VEHICLES  
PLUS THE POTENTIAL TO BUILD A DETACHED  
GARAGE TO THE SIDE (STP)
- HIGHLY IMPRESSIVE KITCHEN/BREAKFAST ROOM,  
COMPLETE WITH UNDERFLOOR HEATING
- IN EXCESS OF 1800 SQ FT OF LIVING  
ACCOMMODATION
- LARGE SITTING/DINING ROOM
- STUDY/HOME OFFICE (UNDER FLOOR HEATED)
- DOWNSTAIRS CLOAKROOM & UTILITY SPACE  
(UNDERFLOOR HEATED)





# Wykeham Way

Haddenham, Buckinghamshire

Situated in a highly sought-after location on the edge of the Old Town and within a short walk of the train station, this impressive four double bedroom, two bathroom detached family home offers generous and flexible accommodation over two floors. Thoughtfully double-storey extended by the current owners, the property also provides further potential for expansion (STPP). The superb South-facing garden is private, sun-drenched and ideal for outdoor living.

The ground floor features a welcoming entrance hall leading to a stunning kitchen/breakfast room with integrated appliances, underfloor heating, skylights and sliding doors to the garden. A bright sitting/dining room with a double-sided fireplace also enjoys garden access. A study/home office, cloakroom and utility room complete the ground floor, all with underfloor heating.

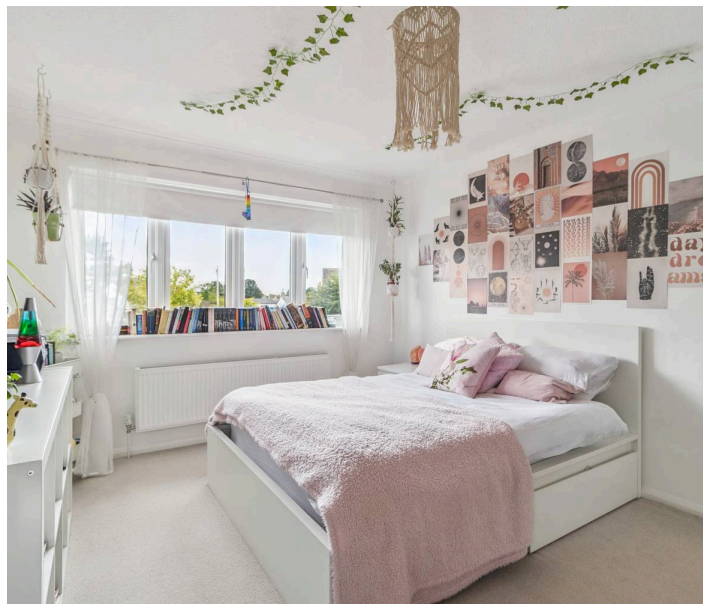
Upstairs are four well-proportioned double bedrooms, a family bathroom and an en-suite to the principal bedroom, both with underfloor heating. The house offers over 1,800 sq ft of accommodation, making it ideal for family living.

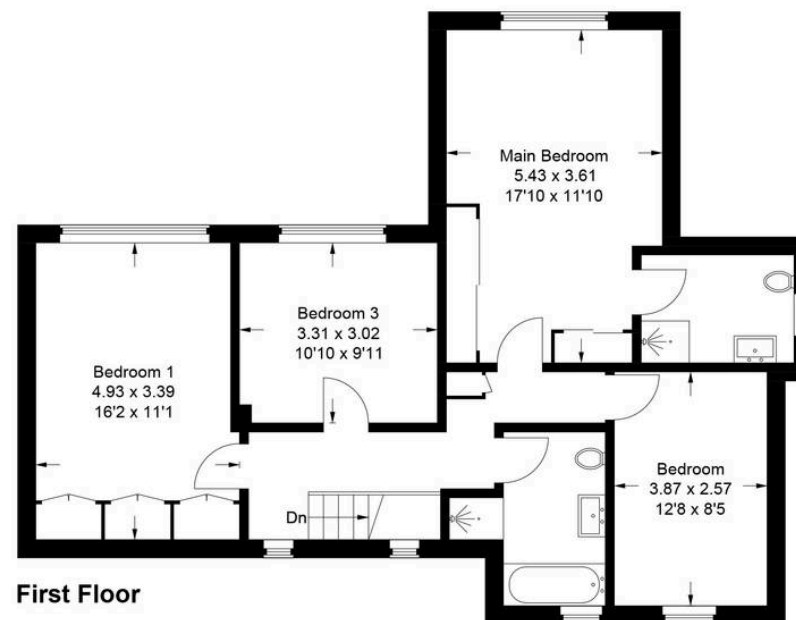
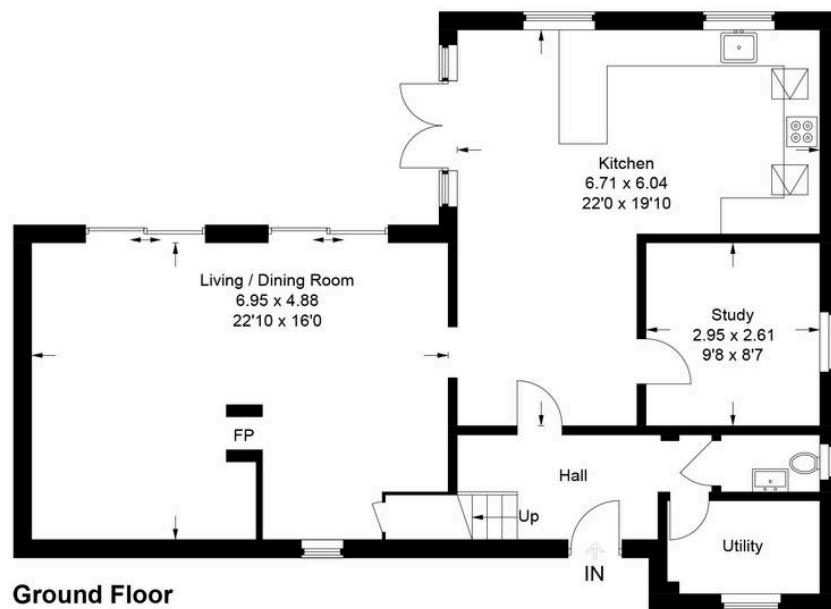
Outside, the front provides off-street parking for several vehicles, with potential for a garage to the side (STPP). The rear garden is a standout feature—private, South-facing and perfect for al-fresco dining.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





## 1 Wykeham Way

Approximate Gross Internal Area  
 Ground Floor = 89.8 sq m / 967 sq ft  
 First Floor = 78.5 sq m / 845 sq ft  
 Total = 168.3 sq m / 1,812 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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By law we must verify every seller and buyer for anti-money laundering purposes.  
 Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.  
 For more information please visit our website.



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