



6 Stockwell  
Haddenham  
Buckinghamshire, HP17 8AX

Guide Price £890,000

**RB** REASTON BROWN



## Charming Former Reading Room with Three Bedrooms, Three Reception Rooms, Bespoke Oak Kitchen, Landscaped Garden, Private Driveway, Two Double Garages, Workshop and Kota. Set in the Heart of the Historic Village of Haddenham.

**6 Stockwell** is a beautifully presented and highly individual period home with exceptional character, generous living space, and outstanding outbuildings. This former reading room is full of charm and unique architectural features, while also benefitting from extensive parking, large garages and workshop. The entrance hall features bespoke, hand crafted oak parquet flooring, with a pine staircase rising to the first floor. To the left is a welcoming sitting room, historically the reading room with a bay window, which features a log burner. To the right, a second large family room offers dual fireplaces and excellent natural light, ideal as a family room or formal lounge. The beautifully hand crafted bespoke oak kitchen by Haddenham master craftsman Ivor Newton & Son, is complemented by elegant granite worktops and the Travertine flooring benefits from underfloor heating. A Rayburn by Aga central heating Range cooker sits alongside an electric hob and oven, creating a perfect blend of traditional charm and modern convenience. There's ample space for dining, with windows and glazed doors that flood the room with natural light and offer lovely views and direct access to the garden. Adding to the appeal is a light and bright garden room, ideal for relaxing or entertaining. Just off the kitchen, you'll find a practical utility room and a ground floor cloakroom. Upstairs, the bright and airy landing leads to three well-proportioned bedrooms. The principal bedroom enjoys views over the rear garden and features bespoke oak fitted wardrobes along with a stylish en-suite shower room. The second and third bedrooms are both spacious, which overlook the garden. Completing this floor is a beautifully appointed family bathroom, finished with Travertine flooring and a classic white suite, including both a bath and a separate shower. A convenient linen cupboard sits just across the landing. Outside, the rear garden is a peaceful and mature space. Steps lead to a circular lawn, bordered with herbaceous planting and two patio areas ideal for entertaining. A unique Scandinavian double glazed Kota summer/winter house with central firepit provides a cosy place to gather all year round. At the far end garden, the substantial two double garages and workshop with electric and water supply are accessed via a gated private driveway, offering rare levels of parking and storage in this part of the village. Freehold EPC: E Council Tax Band: F

### Situation

Haddenham, a charming Buckinghamshire village, offers a blend of pastoral tranquillity and contemporary conveniences. Conveniently located three miles from Thame, it provides a host of amenities including a local Co-op, Morrisons and a Waitrose supermarket in nearby Thame. The Thame & Haddenham Parkway rail station, with direct fast-train service to London Marylebone, is a major draw for commuters and families. Local education is outstanding, with several quality schools including Haddenham Community Infant School, Haddenham Junior School, and St Mary's Church of England School. The village is also in the catchment area for highly regarded grammar schools, and there are a number of private schools in the area. The village boasts architectural treasures like the Norman-origin St Mary the Virgin Church, and a museum nestled in a former schoolroom. Local amenities include independent food shops, a doctor's surgery, dentist, garage, a library, and a garden centre. The dining scene offers a variety of choices in the local area, catering to a range of tastes. The well-known Tiggywinkles animal hospital signifies the village's deep-rooted respect for the environment. Haddenham truly encapsulates the essence of a thriving community life, complete with modern conveniences, making it an idyllic place to reside for those seeking both historical charm and contemporary living.

*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.*











Approx. Gross Internal Floor Area - House 1721 Sq Ft / 159.9 Sq M, Outbuildings 802 Sq Ft / 74.5 Sq M, Total 2479 Sq Ft / 230.3 Sq M

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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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*Viewing is Strictly by Appointment through Reaston Brown*

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