

# 15 SPICERS YARD

HADDENHAM, BUCKINGHAMSHIRE HP17 8LW



HAMNETT  
HAYWARD

# 15 SPICERS YARD

HADDENHAM, BUCKINGHAMSHIRE. HP17 8LW

**A generous four bedroom home, forming this idyllic setting within the old part of Haddenham village.**

This select development at Spicers Yard is a small and peaceful development constructed by the highly reputable house builders W.E Black. Ideally positioned within the heart of this historic Buckinghamshire village, the property is located adjoining the conservation area, whilst within a short stroll of the shopping facilities, including the village coffee shop 'Norsk' and the railways station offering a comprehensive service into London Marylebone.

On entering the property, a welcoming entrance hall sets the tone, providing access to a well-appointed cloakroom and useful storage. The ground floor accommodation flows effortlessly, featuring a spacious sitting room and a contemporary kitchen/dining area, thoughtfully designed for both everyday living and entertaining, with direct access to the rear garden. The sitting room has a lovely bay window providing additional natural light and extends to an impressive 14' in length. The kitchen itself is fitted with a range of shaker style cupboard and drawer units with integrated appliances including three 'Smeg' electric ovens, a gas hob, a fridge/freezer and dishwasher. The kitchen flows into a dining area, extending in total to 17' with glazed doors opening to the garden. A separate utility room has further cupboard and drawer units, a sink and plumbing for a washing machine and tumble dryer.

The Bedrooms are thoughtfully arranged over two floors, with an impressive 18 ft principal suite occupying the entire second floor, complete with an en suite shower room. The first floor offers three generous bedrooms (two with built in wardrobes) all served by a family bathroom.

Outside, the property is approached over a pedestrian pathway opening to a small manicured front garden. The garage adjoins the property offering storage and parking (please note, accommodation from neighbouring property over garage).

To the rear of the property is a well established garden offering an excellent degree of privacy. The garden offers an Easterly aspect and is laid predominantly to lawn and enclosed with fencing and part wychert wall. A large paved terrace provides the perfect position for entertaining.

"VILLAGE LIFE AT ITS BEST, ENJOY MODERN LIVING WITHIN A PEACEFUL SETTING, LOCATED WITHIN THE HEART OF HADDENHAM VILLAGE AND JUST A SHORT STROLL TO THE SHOPS AND MAINLINE STATION FOR LONDON"



## AT A GLANCE

- A generous four bedroom village home located within the heart of Haddenham village
- Well balanced open plan living including a kitchen/breakfast room and sitting room
- Accommodation extending over three floors including a generous 18' principal bedroom
- Wonderful village setting close to all amenities and within walking distance of station
- Picturesque Buckinghamshire village offering excellent connections to London Marylebone



## SUMMARY

- Entrance hall
- Cloakroom
- 17' kitchen/dining room
- Utility room
- Bay fronted sitting room
- 18' principal bedroom to second floor with en-suite shower room
- Three further first floor bedrooms
- Family bathroom
- Garden to the front
- Double garage to the rear
- Further visitors parking
- Gas fired central heating
- A unique setting tucked away within the heart of the village
- Generous rear garden offering an excellent degree of privacy and a Westerly aspect
- Within a short stroll of the shopping parade
- 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)
- No onward chain

**Approximate Gross Internal Area 1561 sq ft - 145 sq m  
(Excluding Garage)**

Ground Floor Area 607 sq ft – 56 sq m

First Floor Area 507 sq ft – 47 sq m

Second Floor Area 447 sq ft – 42 sq m

Garage Area 326 sq ft – 30 sq m



## 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

**Heating:** Gas fired central heating to radiators

**Energy rating:** Currently C - 80, Potentially B - 84

**Man.Co:** £328.42 for the year up to March 2027

**Local Authority:** Buckinghamshire Council, Aylesbury area

**Postcode:** HP17 8LW

**Council Tax Band:** E

**Tenure:** Freehold

**HAMNETT  
HAYWARD**

HAMNETT HAYWARD

42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: [thame@hamnetthayward.co.uk](mailto:thame@hamnetthayward.co.uk)