



23 High Street
Haddenham
Buckinghamshire, HP17 8ES

Guide Price £575,000

RB REASTON BROWN

Stylish Three Bedroom Semi-Detached Home In Exclusive Development With Parking, Car Port And Courtyard Garden, Ideally Positioned On The Quiet Historical Haddenham High Street.

Set within an exclusive development of just six homes, constructed by Bellwood Homes in 2017, this beautifully presented three-bedroom semi-detached property enjoys a quiet position on the historical High Street within the conservation area of the highly sought-after village of Haddenham. The property combines contemporary design with a charming village setting and further benefits from two allocated parking spaces, one of which is covered by a car port. The accommodation is well-balanced and thoughtfully arranged. A bright entrance hall provides access to the ground floor, where a generous dual-aspect sitting room offers an excellent living space, filled with natural light. To the rear, the impressive kitchen/dining room forms the heart of the home, featuring modern cabinetry, a central island with induction hob, and integrated appliances. This space is ideal for both everyday living and entertaining, with direct access out to the courtyard garden. A cloakroom completes the ground floor accommodation, with underfloor heating throughout adding to the overall comfort. Upstairs, the property offers three well-proportioned bedrooms arranged off a central landing. The principal bedroom overlooks the rear garden and benefits from an en-suite shower room and built-in storage. Bedroom two is a particularly good size, while bedroom three provides a versatile space suitable as a guest room, nursery or home office. A modern family bathroom serves the remaining bedrooms. Externally, the property enjoys a private paved courtyard garden with raised flower beds, designed for low-maintenance outdoor living, along with side access. The inclusion of two allocated parking spaces, including a car port, adds further practicality to this attractive home.

EPC Rating: B. Council Tax Band: E. Freehold.

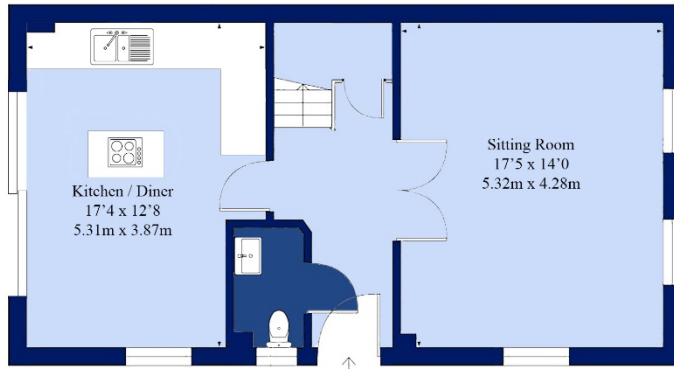
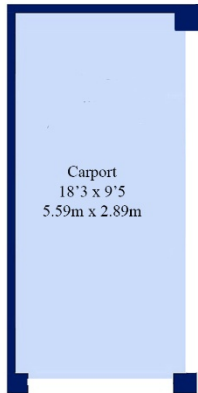
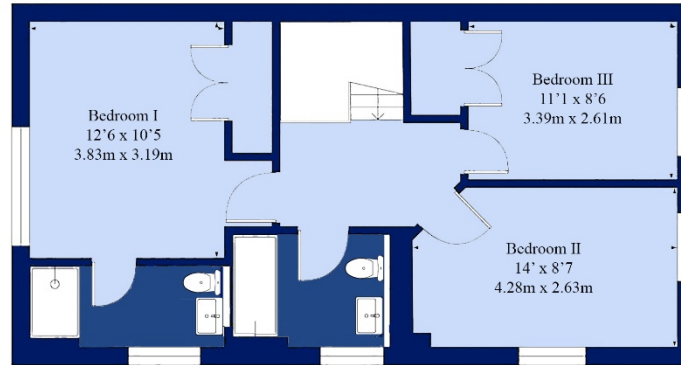
Situation

Haddenham is a beautiful and historical Buckinghamshire village only six miles from Aylesbury and just three miles from the market town of Thame. Haddenham is well known for its well-preserved period properties, including the 14th century St Mary's Church, and the famous Duck Pond, Haddenham really is a picturesque village. There is a thriving community, with numerous social and cultural events taking place throughout the year. The village has a comprehensive range of amenities including a parade of shops, a popular coffee shop, farm shop, garden centre, a boutique fitness centre and much more. Haddenham also has several sports clubs, tennis, football and cricket and various recreational grounds. For schooling, there are reputable primary schools in the village with a regular bus service provided for all three Aylesbury Grammar Schools. The commuter is also well catered for with a railway station in the village providing regular direct line services to London Marylebone (from 38 mins) or Birmingham. For motorists, the M40 (J8A) is approximately nine miles away. A regular bus service through the village goes to Aylesbury, Thame, and Oxford for larger departmental amenities.

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 1300 Sq Ft / 121 Sq M inc carport
23 High Street, Haddenham, Buckinghamshire, HP17 8ES

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.



Viewing is Strictly by Appointment through Reaston Brown

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