



6, Aviator House
Haddenham
Buckinghamshire, HP17 8ZA

Guide Price
£320,000

RB REASTON BROWN

A Stunning Two Bedroom First Floor Apartment in an Excellent Village Location with Great Transport Links to London. No Chain

This stunning, first floor apartment forms part of the sought-after Cala development and offers light-filled, contemporary living finished to an exceptional standard. Thoughtfully designed throughout, the property provides stylish and flexible accommodation.

The impressive open-plan kitchen, dining and living space, flooded with natural light and finished in a tasteful neutral palette. The kitchen is fitted with sleek, light-coloured units complemented by contrasting worktops and a full range of integrated AEG appliances, including hob, oven, microwave, dishwasher and fridge freezer. The living area flows effortlessly onto a balcony.

There are two well-proportioned bedrooms, both enjoying a pleasant outlook over open countryside. The principal bedroom benefits from fitted storage and a contemporary en-suite shower room with white sanitaryware and modern tiling. The second bedroom is equally well presented and offers flexibility as a guest room or home office. A stylish main bathroom, fully tiled and fitted with a white suite and shower over bath.

Additional features include a useful utility cupboard off the entrance hall, with space to house a washer dryer. The apartment further benefits from gas central heating and an entry phone system.

Externally, the property offers an allocated parking space, as well as access to a cycle store. This beautifully finished apartment presents an ideal opportunity for professional couples or single occupants seeking high-quality, low-maintenance living in a desirable location.

EPC: B Council Tax: C Maintenance £137 PM Ground Rent £250 PA Leasehold : 244 years remaining

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.





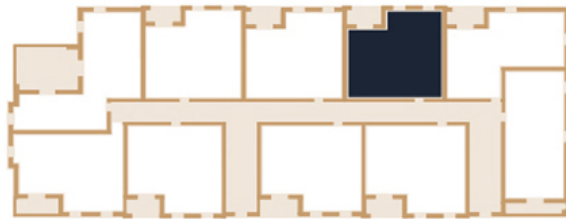
APARTMENT 6

INTERNAL DIMENSIONS

Kitchen / Living	7.00m x 3.60m	23' x 11'10"
Bed 1	5.40m x 2.85m	17'9 x 9'4"
Bed 2	5.40m x 2.50m	17'9 x 8'2"
Total	73.3 sq. m.	789 sq. ft.



Soft furniture layouts are indicative only.



AVIATOR HOUSE - Apartment 6 (First Floor)



Viewing is Strictly by Appointment through Reaston Brown

If an offer is accepted, we are legally required to carry out Anti-Money Laundering (AML) checks on the applicant. A fee of £75 + VAT is charged to cover the cost of this check.

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