

YOLSUM FARMHOUSE

10 FORT END, HADDENHAM, BUCKINGHAMSHIRE. HP17 8EJ



HAMNETT
HAYWARD

YOLSUM FARMHOUSE

10 FORT END, HADDENHAM, BUCKINGHAMSHIRE.
HP17 8EJ

A beautiful Grade II listed former farmhouse, enjoying a prominent position within the heart of a quintessential Buckinghamshire village

This exceptional Grade II listed former farmhouse, believed to date back to the 17th century, occupies a prominent position in the heart of Haddenham. Ideally situated within easy reach of local shops, cafés, and everyday amenities, the property perfectly combines historic charm with a more modern and practical layout. Its highly desirable location is further enhanced by the nearby train station, located within a short walk, making it an ideal choice for those seeking fast connections to London whilst enjoy a taste of village life.

Internally the property offers well balanced accommodation over two floors, with the benefit of a large cellar and a large loft space. The ground floor features an impressive dual-aspect sitting room with doors opening directly onto the beautiful garden, creating a seamless connection between indoor and outdoor living. A separate dining room offers the perfect space for entertaining and enjoying a superb outlook over Fort End, while the kitchen/breakfast room provides a welcoming setting for everyday dining. Both reception rooms benefit from attractive fireplaces, adding warmth and character to the home. Further accommodation on the ground floor includes a useful utility area, a convenient cloakroom, and access to a cellar currently used for storage.

To the first floor are four bedrooms, including a generous principal bedroom with an attractive feature fireplace and an en-suite shower room. Three further bedrooms are served by a separate family bathroom

Outside, the rear garden enjoys a high degree of privacy and is enclosed by traditional Wychert walls, creating a wonderfully secluded setting. A paved terrace extends from the sitting room, ideal for al fresco dining and entertaining, with the remainder laid to lawn and complemented by mature shrubs and well-stocked borders. At the bottom of the garden is access to a detached double garage with ample parking in front.

Character homes in such a prime position on Haddenham are rarely available, and Yolsum farmhouse represents a unique opportunity to acquire a truly special home of considerable charm and historic appeal. The property is also offered with vacant possession and no onward chain.

“THE QUINTESSENTIAL GRADE II LISTED FORMER FARMHOUSE SITUATED WITHIN THE VERY HEART OF THIS PICTURESQUE BUCKINGHAMSHIRE VILLAGE ”



AT A GLANCE

- A beautiful four bedroom detached period home located within the heart of Haddenham village
- Generous kitchen/breakfast room and two further reception rooms
- Stunning walled gardens, detached double garage and off street parking
- A superb central position within a short walk of shopping facilities and mainline station for London
- London Marylebone in under 40 minutes



SUMMARY

- Entrance hall
- Cloakroom
- Sitting room with fireplace
- 16' Kitchen/breakfast room
- Utility area
- 16' cellar
- Dining room
- Principal bedroom with en-suite shower room
- Three further bedrooms
- Family bathroom
- Off street parking to the rear with detached double garage
- The most attractive walled garden at the rear offering an excellent degree of privacy
- Well established garden to the front
- A central location within the heart of the village within a short walk of shopping facilities and mainline station for London Marylebone
- Vacant possession with no onward chain

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. 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. In addition the commuter is well catered for with a railway station 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, drainage, gas & electricity

Heating: Gas fired central heating

Energy Rating: N/A Listed Building

Local Authority: Buckinghamshire County Council

Postcode: HP17 8EJ

Council Tax Band: G

Tenure: Freehold



Yolsum Farmhouse

Approximate Gross Internal Area = 1838 sq m / 170.7 sq ft

Double Garage = 19.2 sq m / 207 sq ft

Outbuilding = 27.2 sq m / 293 sq ft

Loft Space = 41 sq m / 441 sq ft

Total = 258.2 sq m / 2779 sq ft



**HAMNETT
HAYWARD**

**HAMNETT
HAYWARD**

HAMNETT HAYWARD

42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: thame@hamnetthayward.co.uk