



20 Churchway
Haddenham
Buckinghamshire, HP17 8AA

Offer in Excess of
£800,000

RB REASTON BROWN

A Rare Five-Bedroom Property, Featuring Spacious Living Areas with the Potential to Create a Modern Home, Large Mature Gardens, Garage, in an Excellent Village Location with Great Transport Links to London.

20 Church Way, tucked away on one of Haddenham's most sought-after roads and offers a rare chance to create your ideal home. This large bungalow, with its generous footprint and expansive garden, is full of potential.

Enter through the front door into the entrance hall. To your right, a bright and spacious sitting room with a gas fire, flowing into the adjoining dining area. The kitchen, is well-proportioned and fitted with a range of wall and base units, providing ample storage and worktop space, the kitchen enjoys natural light from the rear aspect. It opens seamlessly into a spacious utility room, where you'll find additional storage, plumbing for white goods

The home flows beautifully, the layout of the home is both practical and well-balanced. There are four bedrooms, a generous master bedroom with fitted cupboards and a view to the front, two further doubles, one featuring a full wall of fitted wardrobes and a fourth bedroom, currently used as a home office, which looks out over the rear garden.

At the rear of the property is a spacious second bedroom, currently arranged as an additional sitting room. Bright and versatile, it's flooded with natural light and features sliding patio doors that open directly onto the garden, making it an ideal space for relaxing, working, or entertaining. Completing the layout is a modern family bathroom at the heart of the home, fitted with a walk-in shower and easily accessible from all rooms.

The garden is a true highlight, a beautifully established outdoor space brimming with privacy and character. Mature trees offer both structure and gentle shade, while well-stocked herbaceous borders add bursts of seasonal colour throughout. Tucked away within this tranquil setting is a charming summer house. Winding paths meander through the garden, leading to secluded seating areas. At the heart of the space lies a delightful mini orchard, complete with apple trees. Large, shaded patio provides the perfect spot for outdoor dining and entertaining.

The property benefits from double glazing, mains drainage, oil central heating
EPC D Council Tax F

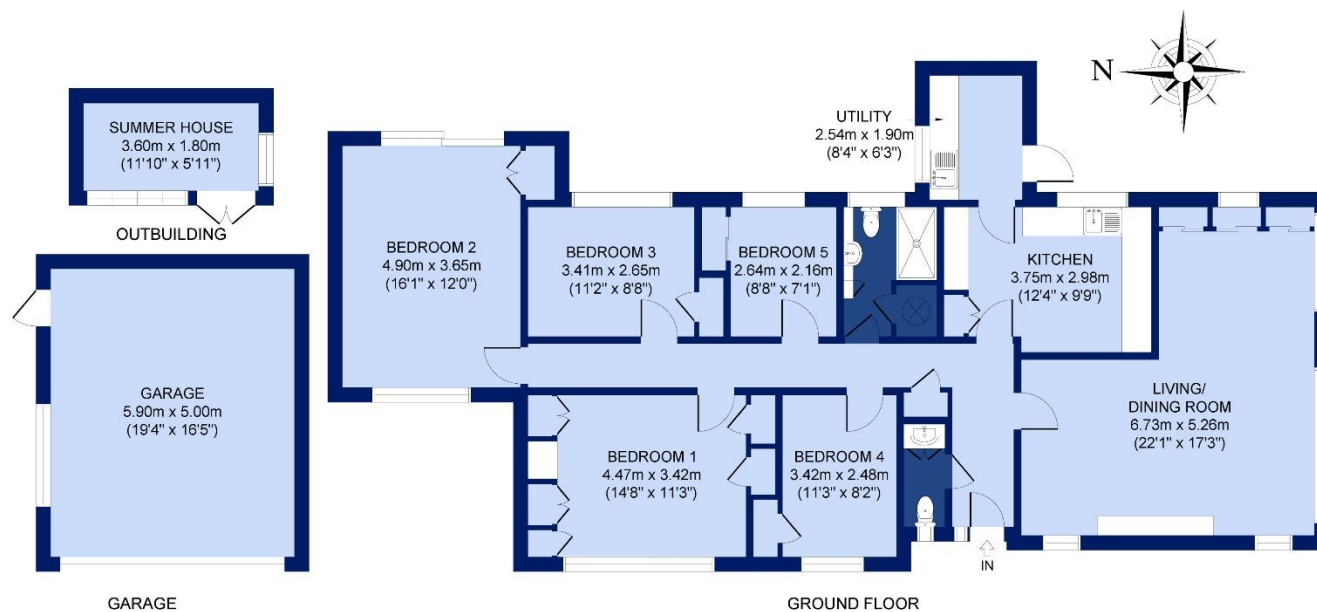
Situation

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 1851 SQ FT / 172 SQ M
20 CHURCHWAY, HADDENHAM, HP17 8AA

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

If an offer is accepted, we are legally required to carry out Anti-Money Laundering (AML) checks on the applicant. A fee of £50 + VAT is charged to cover the cost of this check.

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