





HADDENHAM HALL

CHURCHWAY, HADDENHAM, BUCKINGHAMSHIRE



AN EXCEPTIONAL AND SUBSTANTIAL GRADE II LISTED REGENCY VILLA HIDDEN WITHIN MATURE GARDENS APPROACHING ONE ACRE.

			EPC
6	5	5	C

Services: Mains drainage, water and electricity. Gas central heating.

Local Authority: Aylesbury Vale District Council

Council Tax band: H

Tenure: Freehold

THE PROPERTY

Haddenham Hall is a distinguished Grade II listed Regency villa, discreetly positioned behind high wychert walls and accessed via private timber gates. Set within beautifully landscaped gardens approaching one acre, the house represents a rare opportunity, having remained in the same ownership for almost 50 years.

Constructed in 1835, the house displays classic Regency proportions and symmetry, with elegant sash windows, a hipped slate roof and decorative balconies. The property has a rich and notable history, including ownership by Sophia Booth, housekeeper to J.M.W. Turner, and later use during the Second World War in support of government operations.

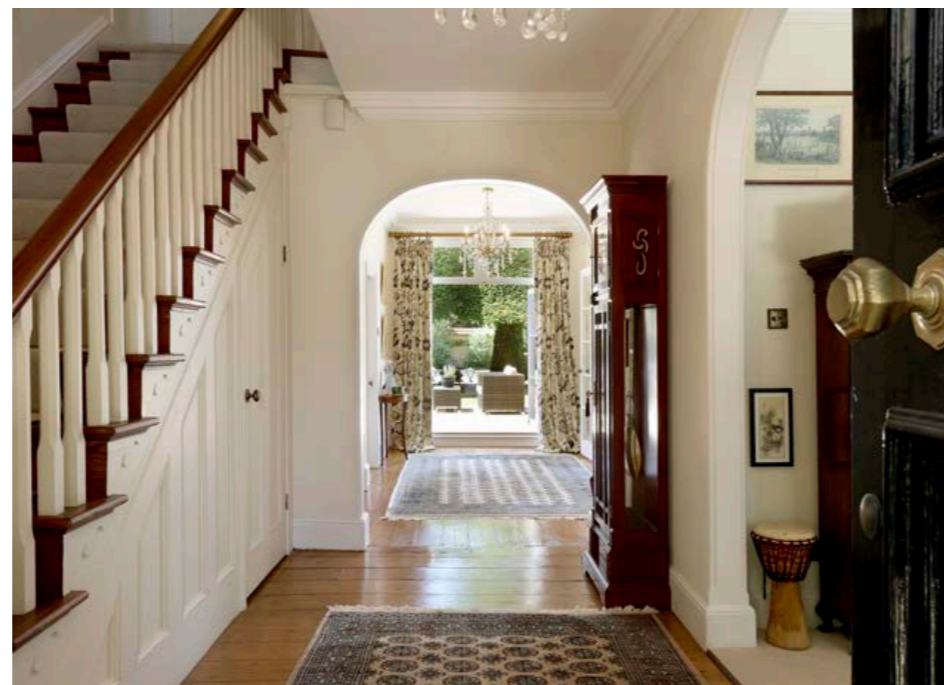
Extensively restored and enhanced by the current owner, the house combines original 19th-century features with thoughtfully designed additions, creating a highly adaptable family home suited to modern living. Extending to approximately 5,500 sq ft, the accommodation is arranged over two principal floors with additional attic storage.

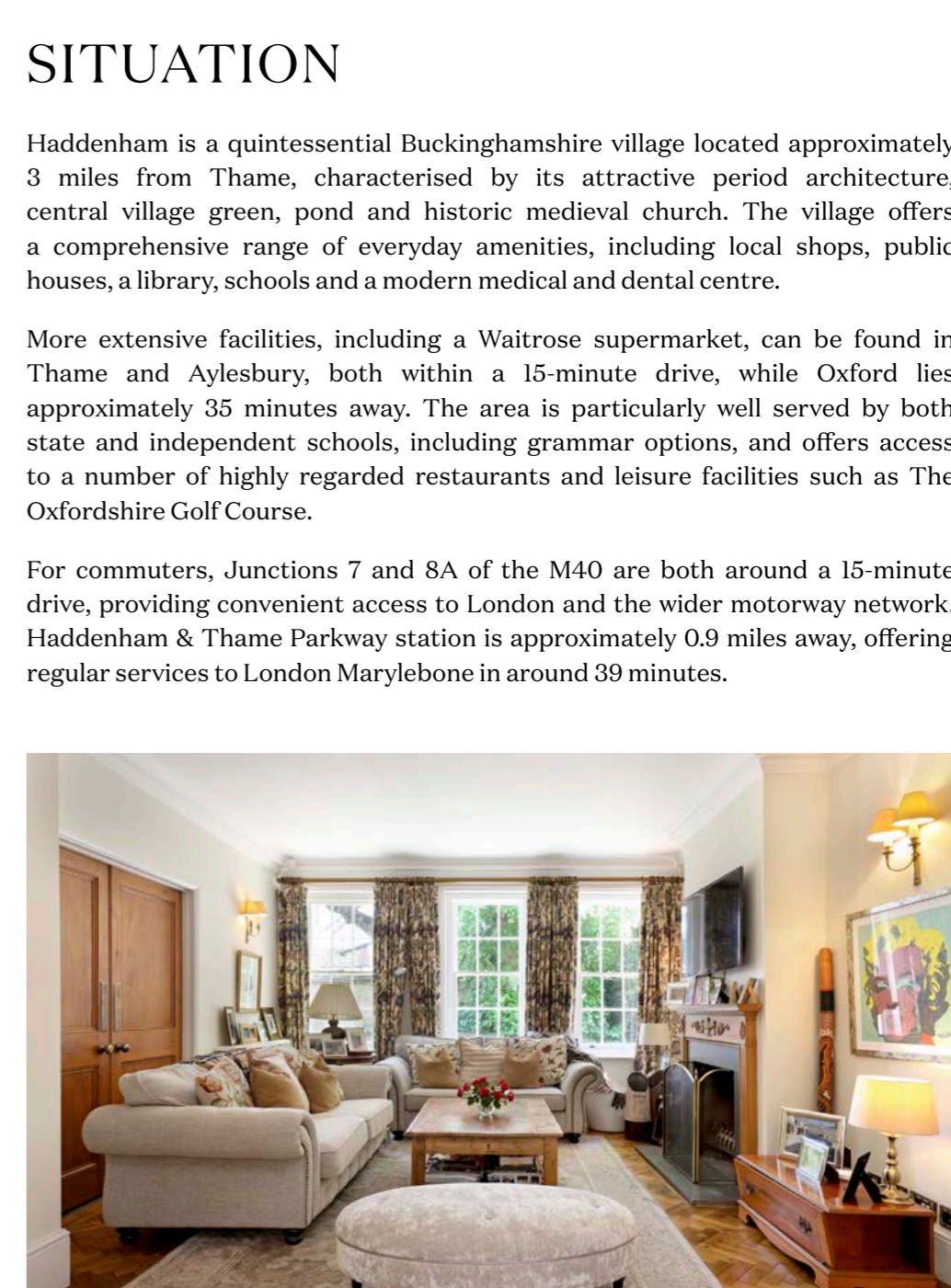
A classical portico opens into a striking entrance hall running the full depth of the house, leading to the principal reception rooms. These include an elegant drawing room with an open fireplace and French doors to the garden, a formal dining room, and a generous sitting room opening through to a family/games room.

The heart of the home is the impressive open-plan kitchen and garden room extension, featuring vaulted ceilings, bespoke cabinetry, and direct access to the terrace, which is ideal for both family living and entertaining.

Upstairs, there are six well-proportioned double bedrooms, including a principal suite with en suite bathroom and two dressing rooms. A further guest suite and two further bath/shower rooms serve the remaining bedrooms. An attic floor provides useful additional space.

An attached double garage is accessed via an electrically operated up-and-over door from Crabtree Road. The garage benefits from power, lighting and a painted concrete floor, with internal access to both the entrance hall and rear garden via personnel doors.



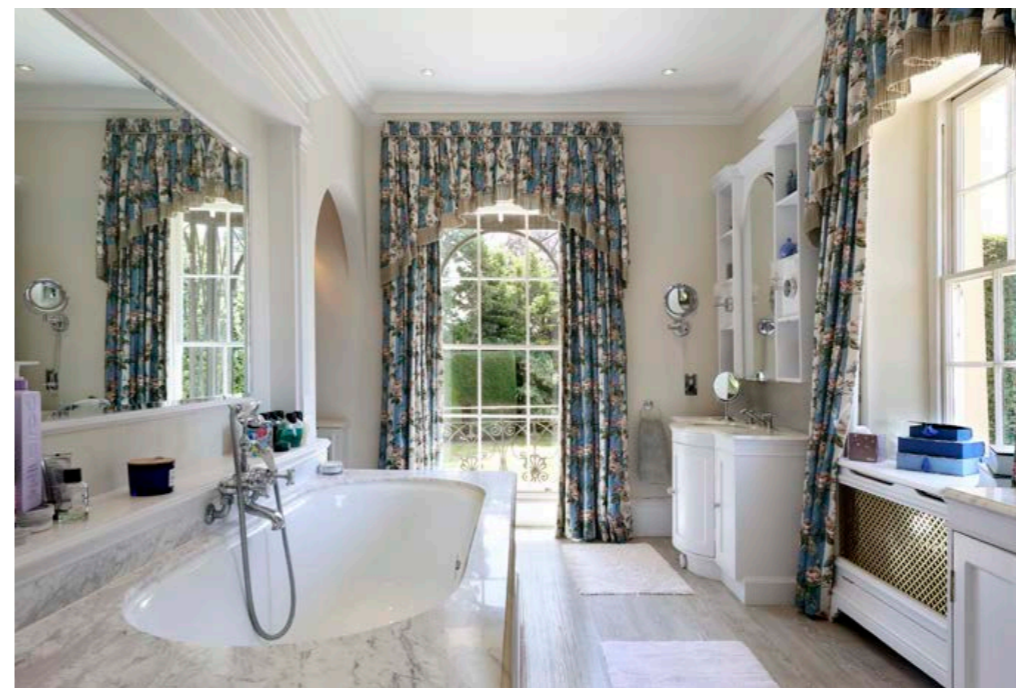
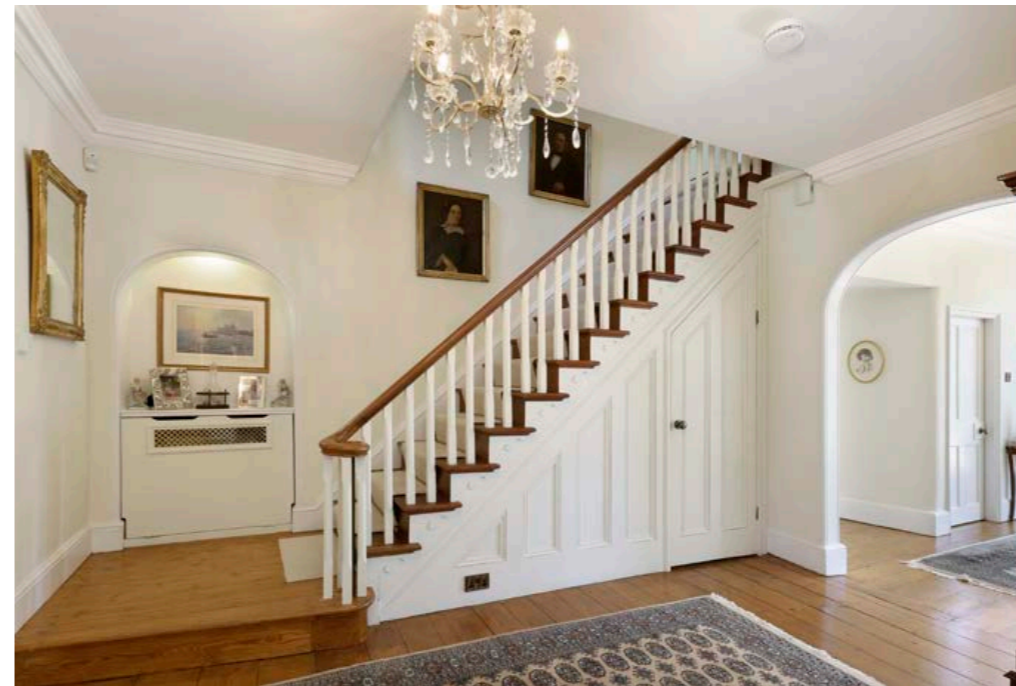


SITUATION

Haddenham is a quintessential Buckinghamshire village located approximately 3 miles from Thame, characterised by its attractive period architecture, central village green, pond and historic medieval church. The village offers a comprehensive range of everyday amenities, including local shops, public houses, a library, schools and a modern medical and dental centre.

More extensive facilities, including a Waitrose supermarket, can be found in Thame and Aylesbury, both within a 15-minute drive, while Oxford lies approximately 35 minutes away. The area is particularly well served by both state and independent schools, including grammar options, and offers access to a number of highly regarded restaurants and leisure facilities such as The Oxfordshire Golf Course.

For commuters, Junctions 7 and 8A of the M40 are both around a 15-minute drive, providing convenient access to London and the wider motorway network. Haddenham & Thame Parkway station is approximately 0.9 miles away, offering regular services to London Marylebone in around 39 minutes.





GARDENS AND GROUNDS

The gardens are a particular feature of the property, predominantly laid to lawn and bordered by mature trees, clipped yew hedging and well-stocked beds.

Traditional wychert walls enclose the grounds, providing both privacy and historic character. A terrace adjoining the house is ideal for outdoor dining, while a water feature and a variety of specimen trees enhance the established setting.



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Approximate Gross Internal Area
Ground Floor = 286 sq m / 3073 sq ft
First floor = 217 sq m / 2333 sq ft
Garage Area = 43 sq m / 466 sq ft
Total = 548 sq m / 5892 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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