



3 Potash Close,  
Haddenham, Buckinghamshire,  
HP17 8JY

Guide Price  
£825,000



## A Modern Four Bedroom Detached House, With Accommodation Laid Out Over Three Floors, With Garage & Off Road Parking. In A Sought After Location, Within Walking Distance Of The Amenities.

**Pennin** is a spacious light and airy four bedroom detached house, presented in excellent decorative order throughout. The downstairs accommodation consists of a spacious entrance hall with underfloor heating, convenient cloakroom, the kitchen boasts matching wall and floor units, complete with integrated appliances including a dishwasher, oven, and hob, with access to a practical utility room, equipped with matching units and a doorway leading to the garden.

The generous living room seamlessly connects to a sun-drenched conservatory, boasting the added luxury of underfloor heating. Additionally, there is a dedicated office space on this level, adding to the functionality of the home.

Heading upstairs, you will discover four well-appointed bedrooms, two of which come with their own en-suite facilities and double wardrobe storage. The first floor is complemented by a well-appointed family bathroom, with bathtub and shower.

Outside the property showcases a charming front garden adorned with picturesque plantings while a shingle driveway leads to a double garage with power which benefits from an access door into the rear garden. It's worth noting that 1/3 of the garage has been thoughtfully repurposed and now serves as a versatile garden room / office space.

The garden is laid to lawn with an array of mature plants, with a substantial patio area offers ample space for al fresco dining.

UPVC double glazed windows throughout, gas fired central heating. EPC:C Council Tax: F Maintenance Charge £20 PM

### Situation

**Haddenham** is situated approximately 3 miles from Thame, and boasts the Thame & Haddenham Parkway rail station with its direct link to Marylebone in 37 minutes (fast train). The church, of Norman origin is dedicated to St Mary the Virgin. There is also a Roman Catholic Church and Baptist and Methodist Chapels. The latter houses the village museum in a former schoolroom to the rear of the building. Haddenham is served by Haddenham Community Infant School, Haddenham Junior School and the voluntary aided St Mary's Church of England School, it is also in close proximity to Lord Williams' Comprehensive school in Thame, Princess Risborough Upper School and the Aylesbury Grammar Schools. The village has several independent food shops, a doctor's surgery, a library, and garden centre. There are also a number of cafes, a wine bar and restaurants and the famous Tigglywinkles animal hospital.

*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.*







Gross. Approx. Internal floor Area 1938 Sq Ft (179.9 Sq M) Inc Garage

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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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