

# 102, CHURCHWAY

HADDENHAM, BUCKINGHAMSHIRE, HP17 8DT

Guide Price: 1,295,000



AN OUTSTANDING FOUR DOUBLE BEDROOM DETACHED FAMILY HOME OFFERING OVER 2,500 SQ. FT. OF ACCOMMODATION.

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## SOUGHT AFTER LOCATION

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The house is arranged over two floors and is presented in excellent condition having been refurbished and developed by the current owners.

Approached via a front driveway which provides off street parking for four cars. Upon entering, there is a spacious entrance hall, followed by a front reception room with a bay window, currently arranged as a gym.

To the rear there is a very impressive and extended area encompassing a fully fitted bespoke kitchen with a range of appliances, dining space, and a further seating area. This room provides the perfect place to entertain friends and family and there are bifolding doors providing access onto the patio garden. The sitting room is located to the rear of the property and has double doors opening out on the rear garden. To complete this floor there is a utility room and a boot room with direct access to the integral garage and a guest WC.

Moving to the first floor, there is the principal bedroom with a range of fitted wardrobes and an en suite bath/shower room. A guest bedroom with fitted wardrobes and an en suite shower room and two further bedrooms, one with fitted wardrobes, both serviced by the family bath/shower room.

## OUTSIDE

The well stocked rear garden is a special feature and is South facing. There are two patio seating areas, lawn with flower borders and a Green Retreat home office.

## ACCOMMODATION

Sitting Room  
Family Room (currently arranged as a gym)  
Kitchen Breakfast Dining Room  
Boot Room  
Utility Room  
Guest WC  
Bedroom 1  
En suite Bath Shower Room  
Bedroom 2  
En suite Shower Room  
Bedroom 3  
Bedroom 4  
Family Bath Shower Room  
Integral Garage  
Rear Garden  
Green Retreat Home Office



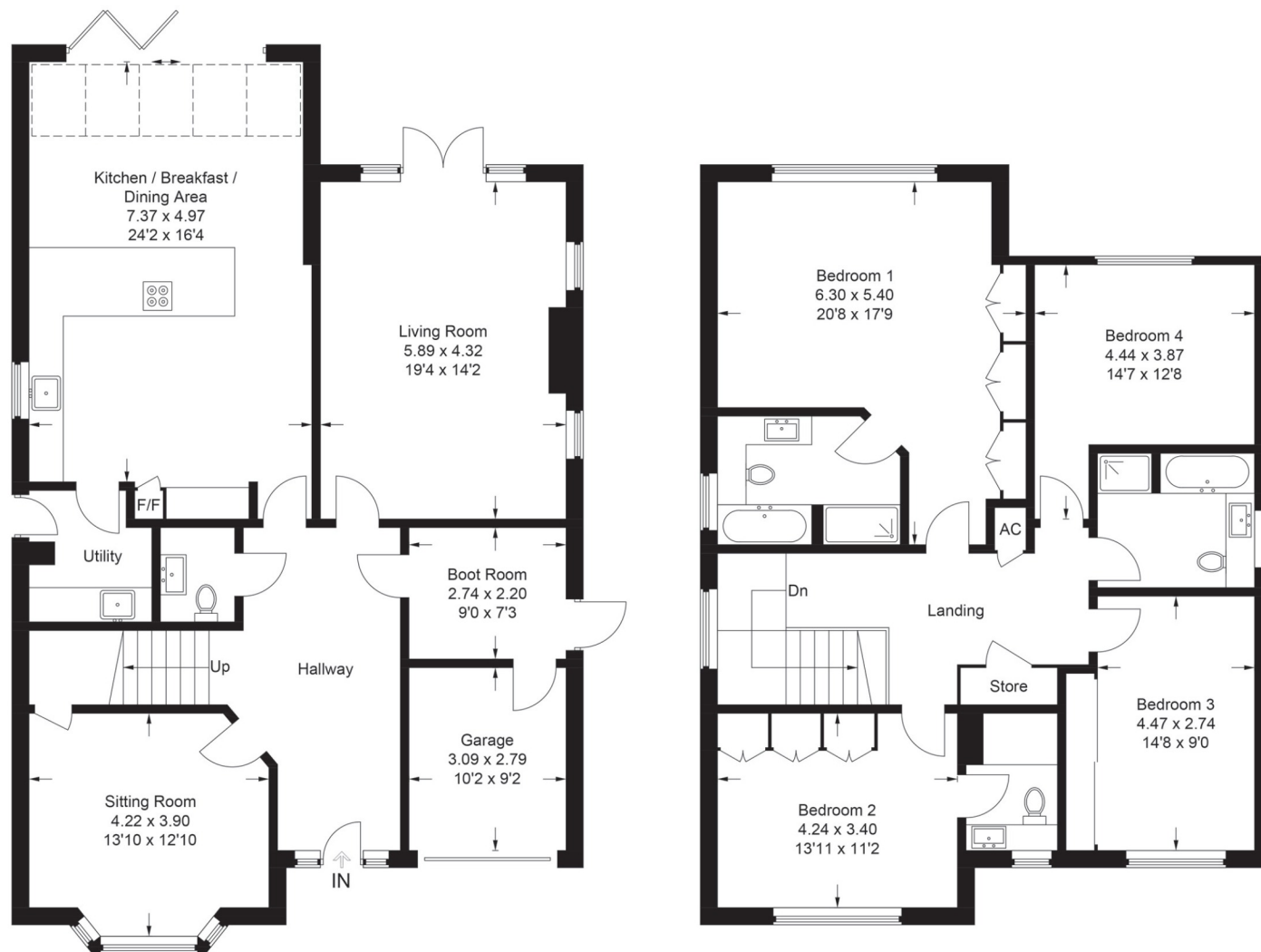
GUIDE PRICE  
£1,295,000











## ADDITIONAL INFORMATION

Mains water, electricity and sewage

Heating: Gas central heating to radiators

Postcode: HP17 8DT

Council Tax Band: G

Local Authority: Buckinghamshire Council

Energy rating: Current C Potential B

Further details available on request

## LOCATION

The village is located 6 miles from Aylesbury and 3 miles from Thame. There are a comprehensive range of amenities in the village with four restaurants, public houses, a parade of shops and a popular coffee shop. The nearby market town of Thame offers a good selection of shops ranging from supermarkets to specialist shops and boutiques, as well as a good selection of restaurants, pubs and cafes.

There are three well regarded primary schools in the village with a regular bus service provided for all three Aylesbury Grammar Schools and is a pick up point for the majority of Oxford schools. There is a railway station within walking distance in the village providing regular direct line services to London Marylebone, approx. 35 minutes.

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Fine & Country • Vale and Chilterns  
14 High Street • Wendover  
Buckinghamshire • HP22 6EA

01296 625919

wendover@fineandcountry.com