



1 The Paddocks, Haddenham - HP17 8AG

Guide Price £865,000

**TR** TIM RUSS  
& Company



## 1 The Paddocks

Haddenham, BUCKINGHAMSHIRE

- QUITE POSSIBLY ONE OF THE BEST LOCATIONS IN THE VILLAGE OVER LOOKING ST MARY'S CHURCH AND THE VILLAGE POND
- DETACHED HOME WITH STUNNING WALLED GARDENS
- THREE BEDROOMS
- 25FT SITTING ROOM WITH BI-FOLD DOORS ONTO THE GARDEN
- LARGE KITCHEN/DINING/FAMILY SPACE
- WITHIN A SHORT STROLL OF ALL VILLAGE AMENITIES
- DRIVEWAY PARKING AND STORE SPACES



# The Paddocks

Haddenham, BUCKINGHAMSHIRE

Nestled in quite possibly one of the best locations in the village, this captivating 3-bedroom detached house offers a serene view of St. Mary's Church and the village pond.

Nestled in quite possibly one of the best locations in the village, this captivating 3-bedroom detached house offers a serene view of St. Mary's Church and the village pond. The property boasts stunning walled gardens, providing an enchanting backdrop to this home. Step inside to discover a spacious 25ft sitting room with bi-fold doors that open onto the gardens, inviting natural light to fill the space. The large kitchen/dining/family area is perfect for both relaxed family meals and entertaining. Situated within a short stroll of all village amenities, this home offers convenience alongside its charm. With driveway parking and storage spaces, practicality meets elegance in this delightful residence.

The walled private garden is of a generous size, offering a tranquil outdoor sanctuary. Ideal for enjoying alfresco dining or simply unwinding in the peaceful surroundings, this outdoor space provides a perfect extension to the inviting interiors.

A super home in a top draw location

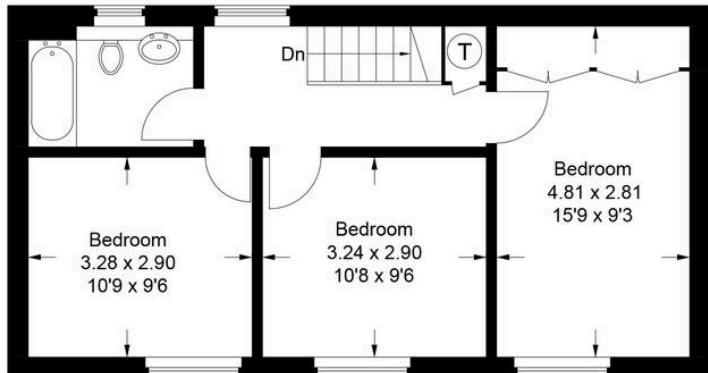
Council Tax band: F

Tenure: Freehold

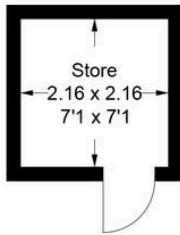
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

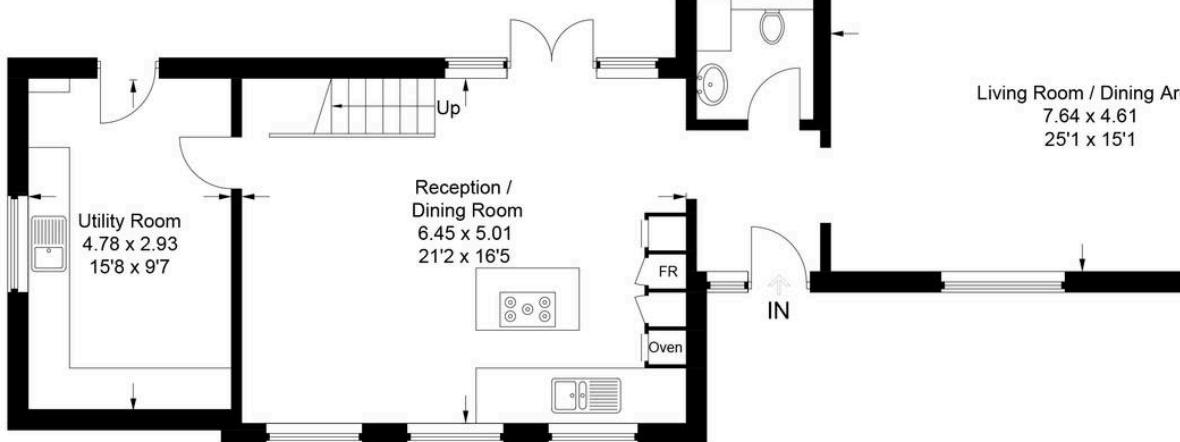




First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor

## 1 The Paddocks

Approximate Gross Internal Area

Ground Floor = 91.8 sq m / 988 sq ft

First Floor = 46.1 sq m / 496 sq ft

Garage / Store = 9.3 sq m / 100 sq ft

Total = 147.2 sq m / 1,584 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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# Tim Russ and Company

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Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



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