

VICTORIA VILLAS

159 CHURCHWAY

HADDENHAM, BUCKINGHAMSHIRE HP17 8LG



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Just a stones throw from the picturesque village green with its duck pond and within walking distance of the local parade of shops, the property offers an abundance of character features throughout including a large inglenook fireplace with wood burner, original beams and solid wood flooring. It has a beautifully appointed kitchen with range cooker and a pretty country style garden with outbuilding and outdoor cooking area.

This quintessential stone Victorian home constructed in 1898 has been lovingly renovated by the current owners and consists of an entrance hall and a larger than average sitting room with exposed beams, wood burner and solid wood flooring. It has beautiful proportions and stairs leading to the first floor.

The kitchen/breakfast room is fitted with shaker style cream units and has a belfast sink and range cooker with a stable door overlooking the garden. It has solid oak work tops and underfloor heating.

On the first floor there are two bedrooms—one a double and the other a single and a large bathroom overlooking the garden. The second floor has a large double bedroom and an additional shower room with en suite.

Outside, the rear garden features a separate utility room with power and electricity and an outdoor kitchen with brick BBQ and separate pizza oven, it has established flower beds, very much an English Country garden! There is also a log store, bike store and garden shed.

‘BEAUTIFULLY APPOINTED VICTORIAN HOME WITH AN ABUNDANCE OF PERIOD FEATURES’



IN BRIEF

- End of Terrace three bedroom home in the heart of the conservation area
- A stones throw from the picturesque village green, duck pond and shops
- Wealth of period features including an inglenook fireplace with log burner and exposed beams
- Master bedroom with en suite



OVERVIEW

- Beautifully appointed 3 bedroom end of terrace family home
- Large sitting room with fireplace and log burner
- Oak fitted Kitchen/breakfast room with solid oak work tops and beelling range
- Master Bedroom with en-suite
- Two further bedrooms—one double, one single
- Close to the village green, duck pond and local shops
- Pretty cottage garden with outdoor kitchen area—brick BBQ and Pizza Oven for al fresco dining!
- Wealth of period features throughout
- Walking distance of Haddenham and Thame Parkway station with access to Marylebone, Oxford, Bicester and Birmingham

OFFER IN EXCESS OF:

£395,000

SUPPLEMENTARY INFORMATION

Services: Mains gas, electricity, drainage and water

Heating: Gas fired central heating to radiators

Energy Rating: Currently D (60) , Potentially C (84)

Environmental Impact Rating: Currently E (54), Potentially B (81)

Local Authority: Aylesbury Vale District Council

Council Tax Band: D

Broadband: Standard up to 17Mb, Fibre up to 76Mb



Approx. Floor Area
66 Sq.Ft.
(6 Sq.M)



Ground Floor

Approx. Floor Area
303 Sq.Ft.
(28 Sq.M)

First Floor

Approx. Floor Area
303 Sq.Ft.
(28 Sq.M)

The approximate total area for the elements of the property represented on the floorplan is 84 SqM (908 Sq.Ft)

159 Church Way, Haddenham, Buckinghamshire, HP17 8LG

This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.



Second Floor

Approx. Floor Area
234 Sq.Ft.
(22 Sq.M)

LOCATION

Haddenham is a beautiful Buckinghamshire village located just 3 miles from Thame and seven miles from Aylesbury. Several times regional winners of 'Village of the Year'. Haddenham is also famous for its ponds and was the original breeding ground for the Aylesbury Duck. There are wide range of amenities in the village with four restaurants, three public houses, a parade of shops and a popular coffee shop. There is a post office/corner shop less than 1 minute away.

Schools: Three well reputed primary schools are located less than 5 minutes walk from the property with a regular bus service provided for all three Aylesbury grammar schools.

Commuting: The railway station in the village provides regular direct line services to London Marylebone (from 37 mins), Oxford & Birmingham. It is a 20 minute walk or 8 minute cycle to the station from the property.

The M40 (junction 6) is about nine miles away. A regular bus service through the village goes to Aylesbury, Thame and Oxford and the bus stop is located close to the property. The property is located directly opposite the newly improved greenway providing immediate access to the countryside.

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