

# HARLEQUIN HOUSE

HADDENHAM - BUCKINGHAMSHIRE



**TIM RUSS**  
*prime*





**HARLEQUIN HOUSE**  
**1 MALLARD CROFT**  
**HADDENHAM**  
**BUCKINGHAMSHIRE**

Thame c3 miles | Aylesbury c6.5 miles | Oxford c 18 miles  
Princes Risborough c5 miles | M40 c6 miles  
London Marylebone approximately 40 minutes

**A substantial family home of  
exceptional proportions in a quiet  
location within an easy walk of  
the village centre**

Reception Hall ~ Cloakroom ~ Study  
Family Room ~ Sitting Room  
Conservatory ~ Kitchen/Dining Room  
Utility Room

Master Bedroom with En Suite Bathroom  
Guest Bedroom with En Suite ~ Four further  
Bedrooms ~ Family Bathroom

Double Garage ~ Private Garden

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## LOCATION

Haddenham is a thriving Buckinghamshire village situated between Thame and Aylesbury. The village facilities include a range of local shops, health centre, dentist, library, gym, vet, community centre, restaurants, post office, cafes and public houses. The historic market town of Thame has one of the most attractive high streets in the area and offers more extensive facilities including a sports centre, shops, supermarkets and a weekly open-air market. There is excellent schooling in the area both in the public and private sectors with the Grammar School option.

## THE PROPERTY

Tucked away in this exclusive cul de sac of only five properties, this impressive family home was originally built in the early 1990's to what was a strong contemporary design for the time and still feels fresh today. The expansive accommodation is notably light throughout and has been upgraded in the last couple of years with new kitchen and bathrooms.

A front porch opens into the spacious reception hall with doors through to the rear garden, stairs to the first floor and a cloakroom. Double doors open into the large sitting room which in turn opens into the large conservatory which overlooks the garden. There is a generous study and family room. The kitchen/dining room has recently been refitted with new contemporary units including integrated appliances and a large central island. Double casement doors open out onto the garden. The utility room has access to both the garage and garden.

On the first floor the master bedroom has a newly installed en suite bathroom. The guest bedroom also has an en suite shower room and the further four bedrooms are served by the family bathroom, which has also been refitted.

#### OUTSIDE

There is a wide driveway in front of the double garage which has twin up and over doors. A side access leads round to the garden which is laid predominantly to lawn with two paved terraces and privacy is provided by mature hedging.

#### SERVICES

All mains

#### LOCAL AUTHORITY

Aylesbury Vale District Council

#### POSTCODE

HP17 8EF

#### COUNCIL TAX BAND G

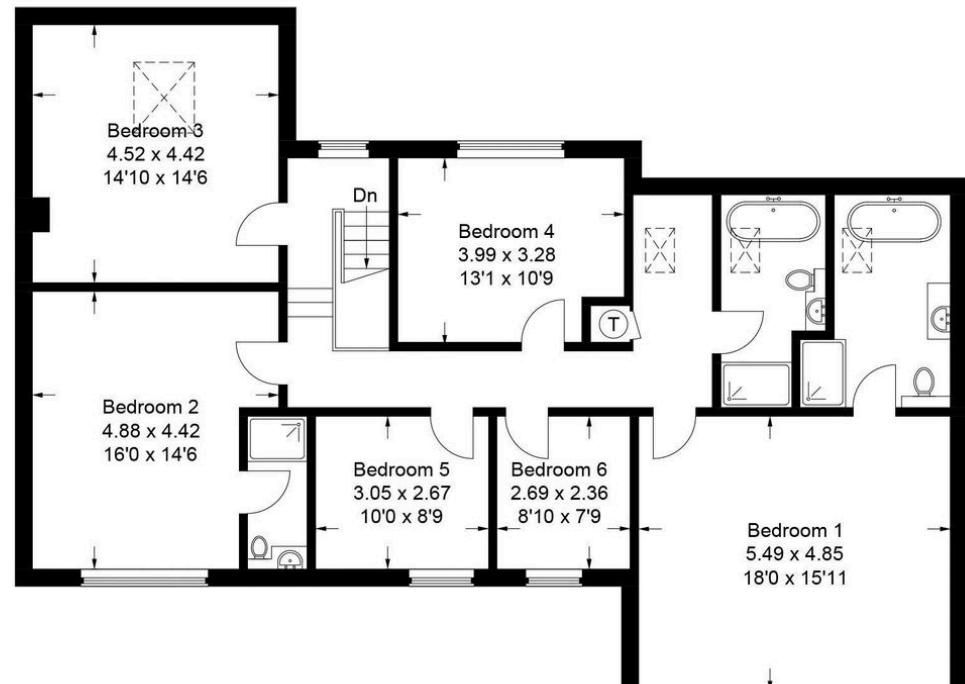
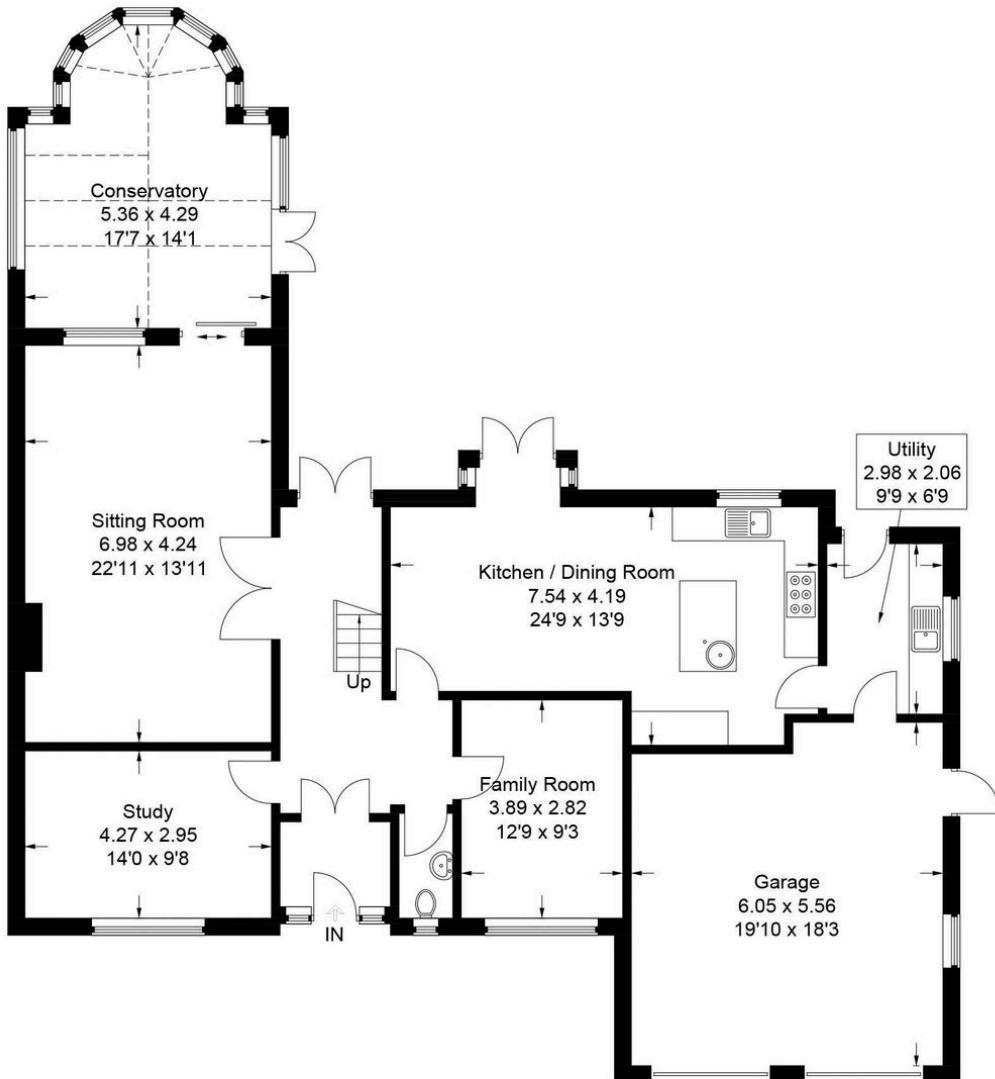
#### ENERGY RATING C

#### VIEWING

Strictly by appointment through the agents.







Ground Floor

First Floor

## 1 Mallard Croft

Approximate Gross Internal Area  
 Ground Floor = 165.4 sq m / 1,780 sq ft  
 First Floor = 135.8 sq m / 1,462 sq ft

### Disclaimer

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