

WYCH HOUSE

HADDENHAM - BUCKINGHAMSHIRE







**WYCH HOUSE
ASTON ROAD
HADDENHAM
BUCKINGHAMSHIRE**

Thame c3 miles | Aylesbury c6.5 miles | Oxford c19 miles

A beautiful family home with a quality contemporary finish in an enviable location with lovely views

Reception Hall | Cloakroom | Study
Sitting Room | Utility Room
Spectacular Kitchen/Dining/Living Room

Principal Bedroom with Ensuite
Ensuite Guest Bedroom | Two Further
Bedrooms | Family Bathroom

Garage | Lovely Garden

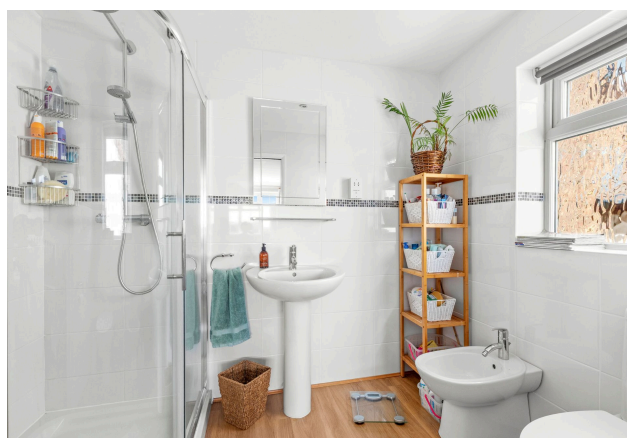
In All About 0.22 Acre



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SITUATION

Haddenham is a thriving Buckinghamshire village situated between Thame and Aylesbury, often featured in films and television series like *Midsomer Murders*. The village facilities include a range of local shops, health centre, dentist, library, play parks, tennis courts, vet, 2 gyms, community centre, post office, cafes and public houses. The historic market town of Thame has one of the most appealing 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

Step into this outstanding four-bedroom detached home, ideally located in one of Haddenham's most desirable areas. At its heart lies a stunning open-plan kitchen, family, and dining space, the kitchen having been expertly designed by Stuart Barr—perfect for both entertaining guests and enjoying everyday family life.

The elegant sitting room is filled with natural light and features a charming fireplace, creating a cosy and welcoming setting for quieter moments. Additional ground floor benefits include a dedicated study, a practical utility room, and a convenient cloakroom.

Upstairs, the principal bedroom offers a peaceful retreat, complete with an extensive range of fitted wardrobes, a sleek ensuite shower room, and beautiful views.

The second bedroom also benefits from its own ensuite. Two further spacious double bedrooms provide flexible living options, all served by a stylishly appointed family bathroom.

The gardens are simply lovely. mature planting, large area of lawn and a super paved terrace perfect for entertaining, on a summer evening you will hear willow on leather from the nearby cricket ground. A large single garage and parking for several motor vehicles.

Thoughtfully designed throughout, this home effortlessly combines refined style with everyday practicality, presenting a rare opportunity to live in a highly sought-after village location.

EPC RATING B

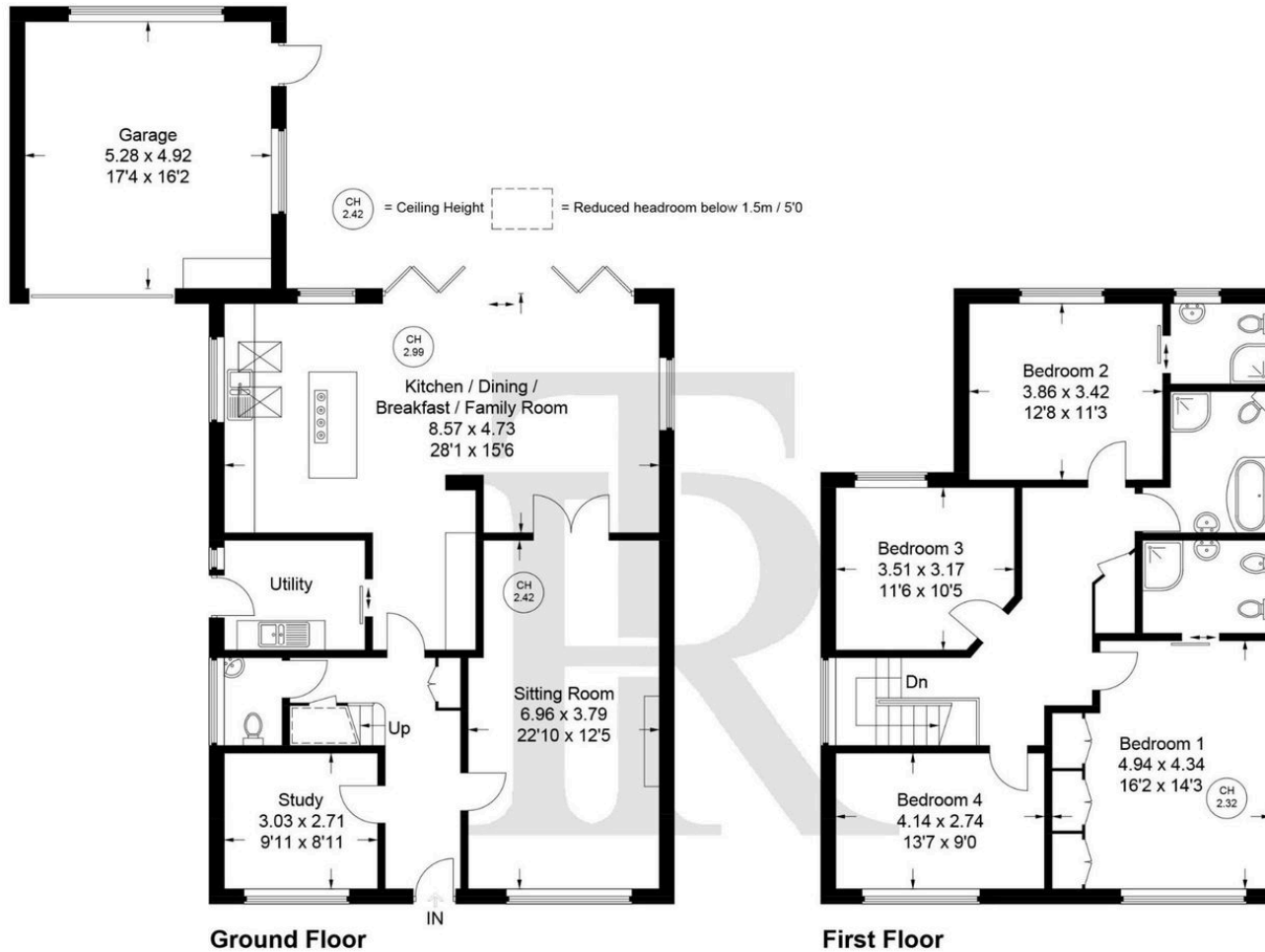
COUNCIL TAX BAND G

POST CODE HP17 8AF

SERVICES All mains







Wych House, Aston Road, HP17 8AF

Approximate Gross Internal Area
 Ground Floor = 101.8 sq m / 1096 sq ft
 First Floor = 91.1 sq m / 981 sq ft
 Garage = 26.1 sq m / 281 sq ft
 Total = 219.0 sq m / 2358 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

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