



Wykeham Way, Haddenham - HP17 8BL

Guide Price £895,000

TR TIM RUSS
& Company



Wykeham Way

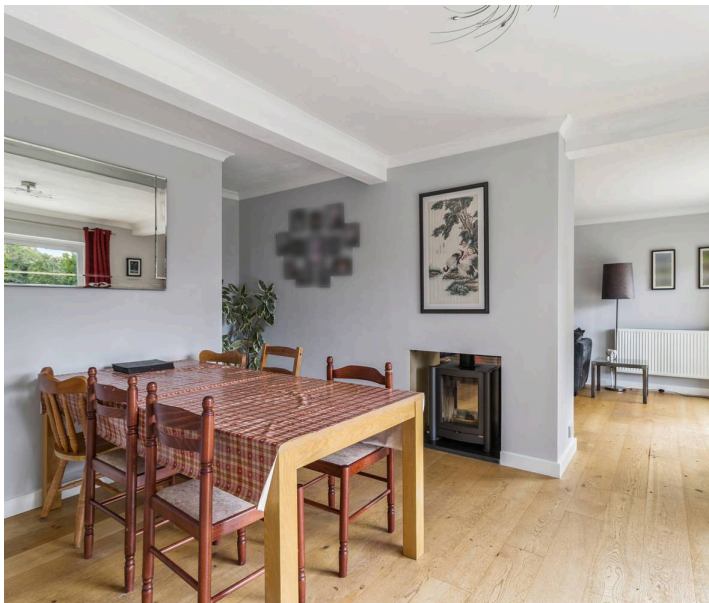
Haddenham, Buckinghamshire

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- FOUR DOUBLE BEDROOM, TWO BATHROOM
DETACHED FAMILY HOME
- SITUATED IN A SOUGHT AFTER POSITION, AT THE
DOOR STEP TO THE PICTURESQUE OLD TOWN
- FANTASTIC GARDEN ENJOYING A SOUTH FACING
ASPECT, BORDERED BY AN ATTRACTIVE WALL
- CLEVERLY DOUBLE STOREY EXTENDED, OFFERING
FURTHER POTENTIAL FOR FUTURE EXPANSION
(STP)
- OFF STREET PARKING FOR SEVERAL VEHICLES
PLUS THE POTENTIAL TO BUILD A DETACHED
GARAGE TO THE SIDE (STP)
- HIGHLY IMPRESSIVE KITCHEN/BREAKFAST ROOM,
COMPLETE WITH UNDERFLOOR HEATING
- IN EXCESS OF 1800 SQ FT OF LIVING
ACCOMMODATION
- LARGE SITTING/DINING ROOM
- STUDY/HOME OFFICE (UNDER FLOOR HEATED)
- DOWNSTAIRS CLOAKROOM & UTILITY SPACE
(UNDERFLOOR HEATED)



Wykeham Way

Haddenham, Buckinghamshire

Situated in a most sought after position at the doorstep to the quintessential Old Town, is this highly impressive four double bedroom, two bathroom detached family home, offering flexible and expansive accommodation over two floors. Cleverly double storey extended by the present owners, this excellent home offers further potential for future expansion (stpp) should it be required. The garden is just fabulous - Bathed entirely in the sun, enjoying a private, South facing aspect.

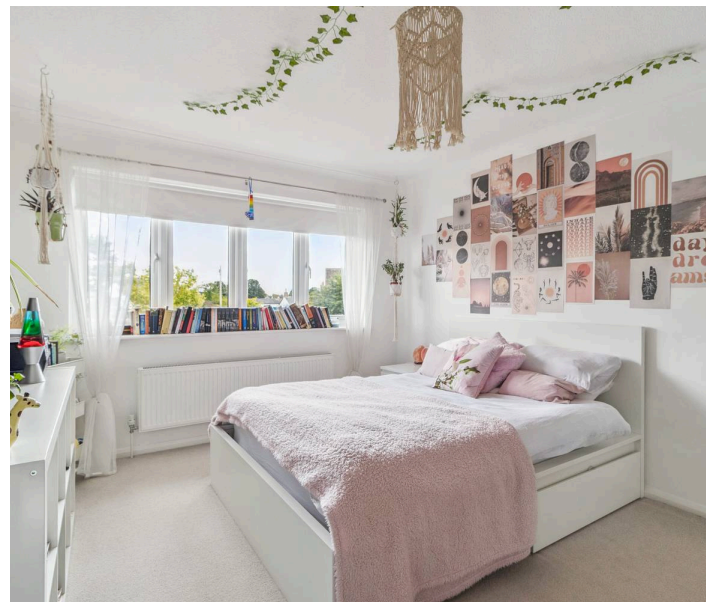
The accommodation features a welcoming entrance hall that opens beautifully into the kitchen/breakfast room. This marvellous space is filled entirely in natural light and enjoys large windows, ceiling sky lights and sliding doors out to the garden. Kitted out with integrated appliances, underfloor heating and an impressive level of countertop space with gas hob and breakfast bar. From here, enter the bright & spacious sitting/dining room separated by a double sided fireplace. Access to the garden is served by double sliding doors.

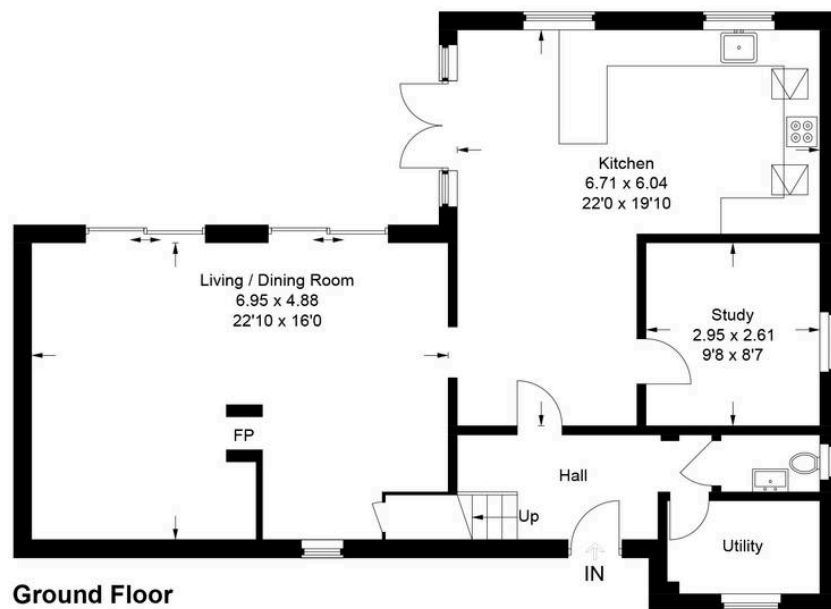
The study/home office, downstairs cloakroom and utility space completes the ground floor, all of which enjoy under floor heating.

To the first floor, there are four well appointed double bedrooms, a family bathroom and an en-suite serving the principal bedroom.

Outside

To the front, a block paved driveway provides off street parking for several vehicles. There is space to the side of the house to construct a garage (STPP). To the rear, the highly impressive South facing garden is a true gem.





1 Wykeham Way

Approximate Gross Internal Area
 Ground Floor = 89.8 sq m / 967 sq ft
 First Floor = 78.5 sq m / 845 sq ft
 Total = 168.3 sq m / 1,812 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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