



Sedgwick Street, Haddenham - HP17 8FF

Guide Price £625,000

 **TIM RUSS**
& Company



8 Sedgwick Street

Haddenham, BUCKINGHAMSHIRE

- AN EXCEPTIONAL HOME WHICH HAS BEEN SIGNIFICANTLY UPGRADED BY THE CURRENT OWNERS
- THE GARAGE HAS BEEN TRANSFORMED INTO A WONDERFUL GYM, STUDY AND UTILITY AREA
- SITTING ROOM WITH MEDIA WALL
- BEAUTIFULLY APPOINTED KITCHEN/DINING/FAMILY SPACE WITH DOUBLE DOORS ONTO THE GARDEN
- PRINCIPAL BEDROOM WITH DRESSING ROOM AND ENSUITE SHOWER ROOM
- THREE FURTHER BEDROOMS ONE TO THE FIRST FLOOR. TWO THE ON SECOND FLOOR
- TWO FURTHER BATHROOMS
- STUNNING GARDEN WHICH HAS BEEN LANDSCAPED TO PROVIDE GREAT ENTERTAINING SPACES
- WITHIN WALKING DISTANCE OF THE RAILWAY STATION AND VILLAGE AMENITIES



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This beautifully appointed four bedroom town house which has been considerably updated and improved by the current owners.

The heart of the home lies in the beautifully appointed kitchen, dining, and family space, where double doors open onto the garden, inviting natural light to dance through the rooms. A fine sitting room has a great media wall and is both light and spacious. The principal bedroom features a luxurious dressing room and ensuite shower room, while three additional bedrooms are spread across two floors, accompanied by two further bathrooms for convenience.

Outside, a stunning garden awaits, landscaped to create enchanting entertaining spaces.

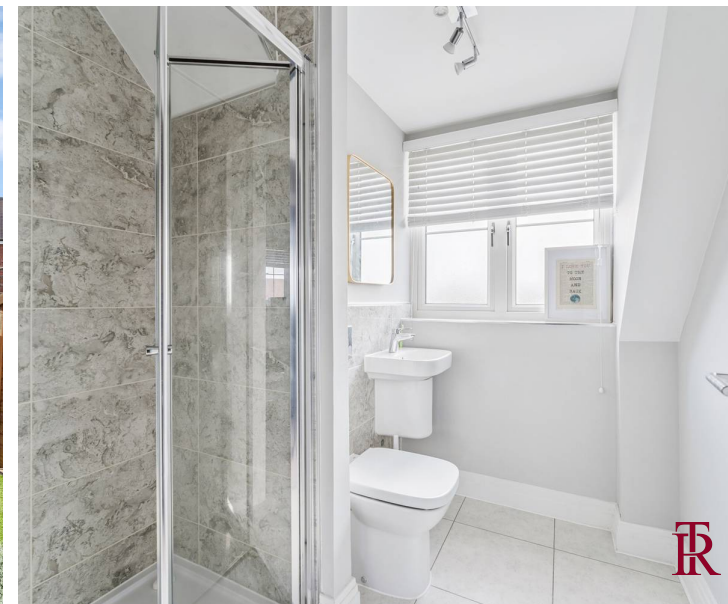
The garage has been transformed into a great space incorporating a gym area, home office and utility area. Situated within walking distance of the railway station and village amenities, this home offers both convenience and luxury. Don't miss the chance to make this meticulously upgraded property your own.

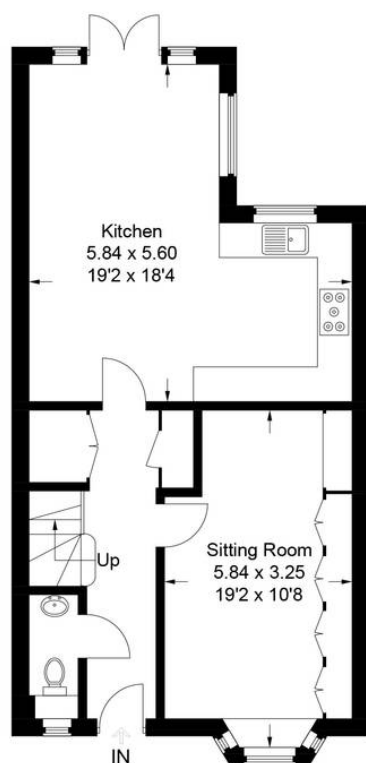
Council Tax band: F

Tenure: Freehold

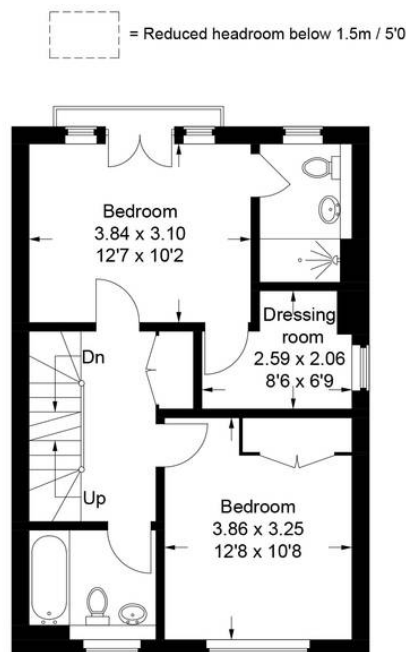
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

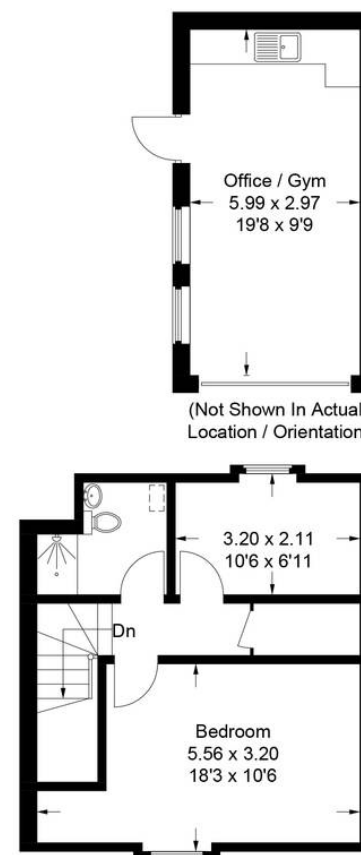




Ground Floor



First Floor



Second Floor

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Approximate Gross Internal Area

Ground Floor = 57.5 sq m / 619 sq ft

First Floor = 48.3 sq m / 520 sq ft

Second Floor = 34.6 sq m / 372 sq ft

Office / Gym = 17.8 sq m / 192 sq ft

Total = 158.2 sq m / 1,703 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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