



Stokes Lane, Haddenham - HP17 8DY

Guide Price £569,000

 **TIM RUSS**
& Company



16 Stokes Lane

Haddenham, BUCKINGHAMSHIRE

- A BEAUTIFULLY PRESENTED 3/4 BEDROOM HOME WITH SIMPLY STUNNING VIEWS
- A WELL APPOINTED KITCHEN/DINING SPACE WHICH IS BOTH LIGHT AND OF A GOOD SIZE
- SITTING ROOM WITH WOOD BURNING STOVE PERFECT FOR THOSE CHILLY EVENINGS
- LARGE CONSERVATORY LEADING ONTO THE GARDEN
- DOWNSTAIRS DOUBLE BEDROOM/ LARGE FAMILY ROOM
- USEFUL UTILITY ROOM AND DOWNSTAIRS CLOAKROOM
- THREE FIRST FLOOR BEDROOMS AND A NICELY APPOINTED FAMILY BATHROOM
- A SUPER HOME IN A CENTRAL LOCATION WITH PLANNING IN PLACE TO INCREASE THE FOOTPRINT



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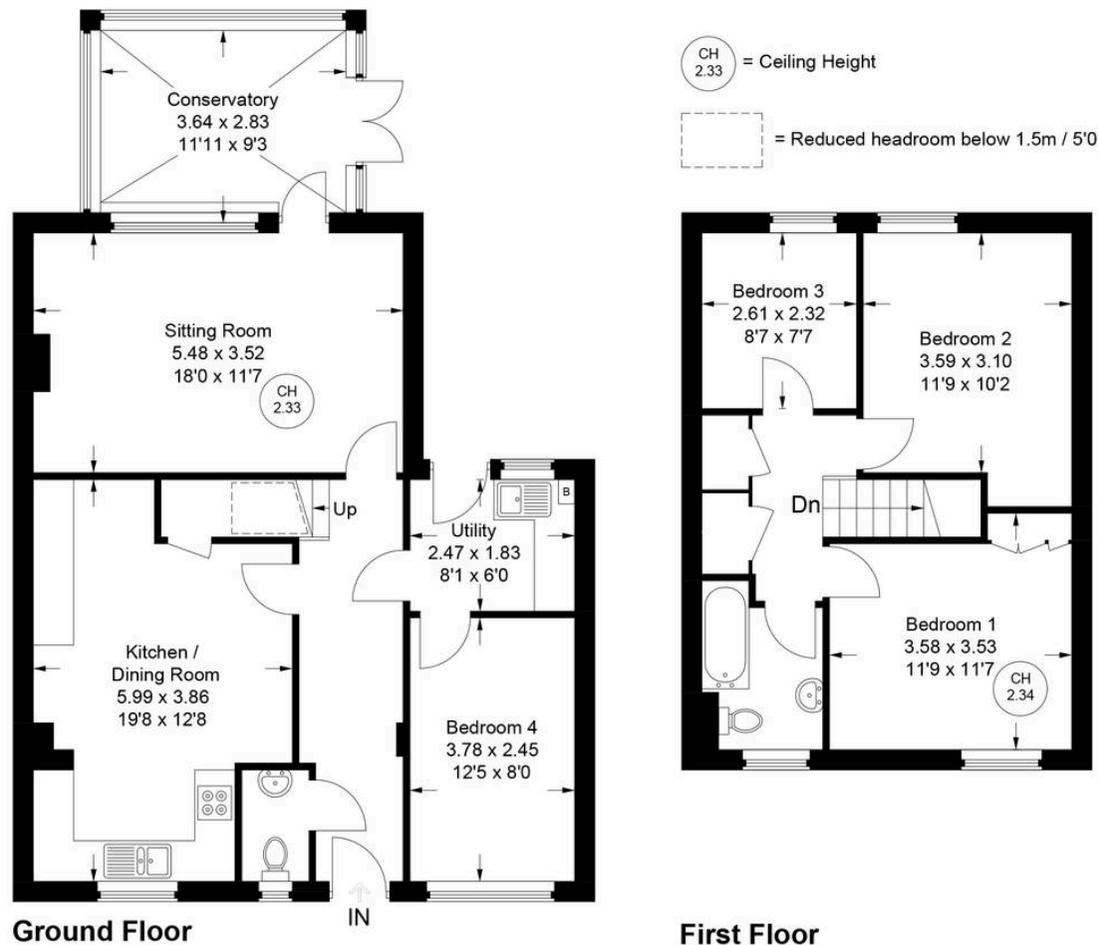
Step into this beautifully presented three/four-bedroom home, where style, comfort and a beautiful setting come together in harmony. At the heart of the property lies the elegant kitchen and dining area, bathed in natural light and designed to accommodate both relaxed family living and sophisticated entertaining. The sitting room provides a warm and inviting retreat, centred around a charming wood-burning stove that creates a cosy yet luxurious atmosphere on cooler evenings. A generous conservatory enhances the flow of the home, offering a versatile and light-filled space ideal for entertaining or quiet relaxation, while enjoying views across one of the village's ponds. The ground floor also features a flexible double bedroom or refined family room, complemented by a discreet utility room and stylish cloakroom, ensuring both practicality and convenience. Upstairs, three well-appointed bedrooms are served by a beautifully finished family bathroom. Throughout, the home has been thoughtfully designed to maximise light, space and outlook, with planning permission in place to further enhance the accommodation if desired. Ideally positioned in a central village setting, this exceptional home offers an enviable lifestyle where every detail has been carefully considered, blending elegance, functionality and timeless appeal.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C





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Approximate Gross Internal Area
 Ground Floor = 79.4 sq m / 855 sq ft
 First Floor = 42.1 sq m / 453 sq ft
 Total = 121.5 sq m / 1308 sq ft

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

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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