



1 Rosemary Lane, Haddenham - HP17 8JS

Guide Price £660,000

 **TIM RUSS**
& Company



1 Rosemary Lane

Haddenham, BUCKINGHAMSHIRE

- A DETACHED HOME WITH WRAP AROUND GARDENS AND DRIVEWAY PARKING
- THREE RECEPTION SPACES PLUS A GROUND FLOOR FOURTH RECEPTION SPACE OR A DOUBLE BEDROOM
- GROUND FLOOR SHOWER ROOM
- WELL APPOINTED KITCHEN WITH ACCESS TO THE REAR GARDEN THAT ABUTS THE DINING ROOM (PERFECT TO RECONFIGURE) INTO ONE SPACE
- THE FIRST FLOOR OFFERS A PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM. (NOT COMPLETE CURRENTLY)
- TWO FURTHER BEDROOMS AND A FAMILY BATHROOM COMPLETES THE ACCOMMODATION
- DRIVEWAY PARKING FOR SEVERAL VEHICLES GIVES ACCESS TO THE GARAGE AND STORE BEYOND.
- BOTH THE FRONT AND REAR GARDENS ARE OF A GOOD SIZE WITH PRIVATE ENTERTAINING SPACES.
- LOCATED IN ONE OF THE BEST SPOTS IN THIS HIGHLY REGARDED VILLAGE
- WITHIN WALKING DISTANCE OF VILLAGE AMENITIES



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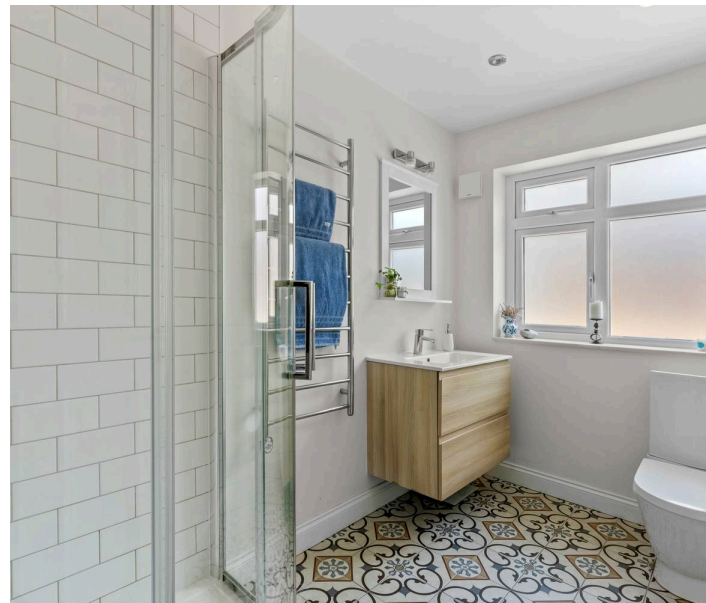
Haddenham, BUCKINGHAMSHIRE

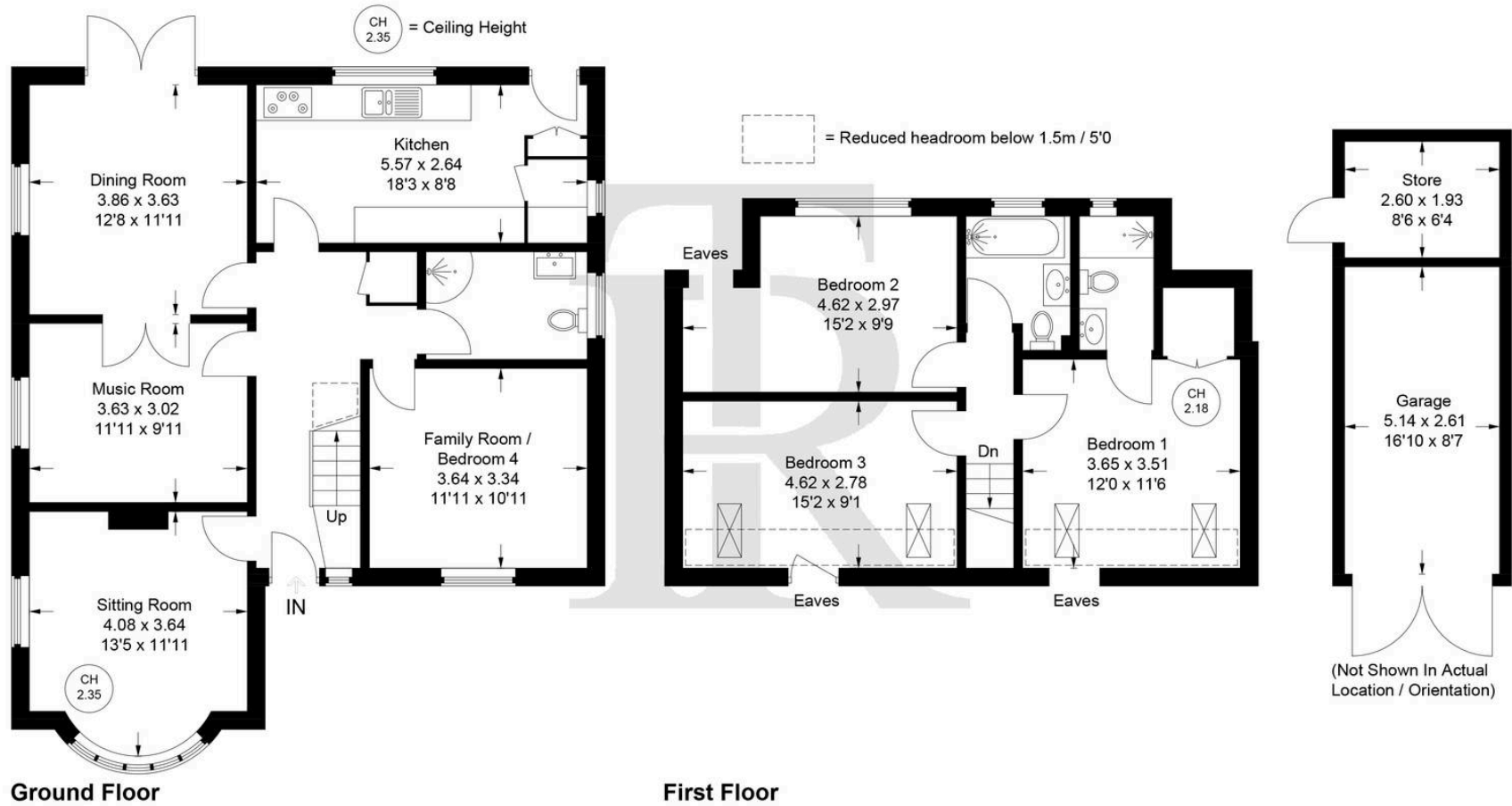
An impressive detached family home offering spacious and versatile accommodation in one of the village's most sought-after locations. Upon entering, a welcoming entrance hall leads to three well-proportioned reception rooms, providing excellent flexibility for both family living and entertaining. A further ground floor room offers the ideal space for a home office, playroom or additional double bedroom, with the added benefit of a nearby shower room, perfectly suited for guests or multigenerational living. The well-appointed kitchen enjoys direct access to the dining room, creating an excellent opportunity for those seeking to create a contemporary open-plan kitchen/dining space. Upstairs, the principal bedroom benefits from an ensuite shower room (currently unfinished), allowing buyers the opportunity to complete and personalise the space to their own taste. Two further bedrooms and a family bathroom complete the first floor accommodation.

Externally, the property continues to impress with driveway parking for several vehicles, together with access to a garage and additional store room, providing excellent practicality for modern family life. The outside space offers great potential for relaxing, entertaining and family enjoyment, while the position within the village provides a peaceful setting just a short walk from local amenities. Combining generous living space, versatility and future potential, this is a wonderful opportunity.

Council Tax band: E. Tenure: Freehold

EPC Energy Efficiency Rating: C





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Approximate Gross Internal Area
 Ground Floor = 86.3 sq m / 929 sq ft
 First Floor = 52.1 sq m / 561 sq ft
 Garage / Store = 18.5 sq m / 199 sq ft
 Total = 156.9 sq m / 1689 sq ft

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

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.



Tim Russ and Company

Tim Russ & Co, 112 High Street - OX9 3DZ

01844 217722 • thame@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



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