



6b Crabtree Road, Haddenham - HP17 8AT

Guide Price £749,000

 **TIM RUSS**
& Company



6b Crabtree Road

Haddenham, Aylesbury

- A TRULY UNIQUE MID-CENTURY FAMILY HOME
- AUTHENTIC & CONFIDENT BRITISH ARCHITECTURE DESIGNED BY ARTHUR AND AMBROSE HUMPSTON
- CURRENTLY ARRANGED AS FOUR BEDROOMS WITH TWO BATHROOMS
- EXCEPTIONAL KITCHEN/DINING SPACE WITH ACCESS TO THE REAR GARDEN VIA FLOOR TO CEILING GLAZED DOORS
- THE SITTING ROOM IS OF A GOOD SIZE WITH EXTENSIVE GLAZED FLOOR TO CEILING DOORS AND WINDOWS ALLOWING LIGHT TO FLOOD THIS SPACE
- CENTRALLY LOCATED IN THIS HIGHLY REGARDED VILLAGE
- THE WALLED GARDEN IS BOTH LARGE AND PRIVATE AND HAS TERRACES PERFECT FOR ENTERTAINING
- THERE IS A USEFUL GARAGE AND DRIVEWAY PARKING FOR A NUMBER OF MOTOR VEHICLES



6b Crabtree Road

Haddenham, BUCKINGHAMSHIRE

A rare opportunity to acquire a striking mid-century home of exceptional architectural significance, designed by the acclaimed Arthur and Ambrose Humpston. Set within the heart of this highly sought-after village, the property effortlessly combines timeless design, generous proportions and practical family living.

The home enjoys ample driveway parking, an integral garage and attractive surrounding gardens which complement the bold architectural style. The exterior showcases classic mid-century design principles, with clean geometric lines, extensive glazing and a strong connection between the indoor and outdoor spaces.

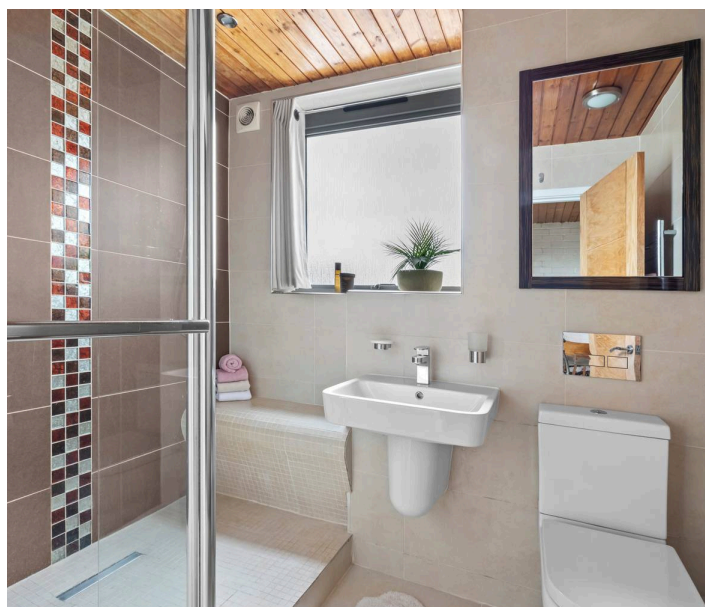
Internally, the property offers beautifully balanced accommodation extending to four bedrooms and two bathrooms, with versatile living spaces ideally suited to modern family life.

The centrepiece of the home is the impressive kitchen and dining room, where dramatic floor-to-ceiling glazed doors flood the space with natural light while creating a seamless transition onto the gardens beyond. Perfect for both entertaining and everyday living, this space captures the essence of the home's design.

The generous sitting room is equally impressive, featuring extensive glazing that enhances the sense of light, space and tranquillity throughout. Across the property, carefully considered interiors retain an abundance of original character while providing a comfortable and highly functional living environment.

Homes of this architectural quality and individuality are rarely available.

Council Tax band: TBD Tenure: Freehold. EPC : D





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Approximate Gross Internal Area

Ground Floor = 63.6 sq m / 684 sq ft

First Floor = 79.2 sq m / 852 sq ft

Garage / Gym = 14.6 sq m / 157 sq ft

Total = 157.4 sq m / 1693 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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