

THE VINES

ASTON ROAD, HADDENHAM, BUCKINGHAMSHIRE HP17 8AF



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Just a stones throw from the picturesque village green with its duck pond and beautiful 13th century church is this architecturally interesting and recently renovated three/four bedroom detached bungalow with large garage and multi car driveway.

The peaceful edge of village location provides views of neighbouring fields from both the kitchen and reception rooms as well as from the non-overlooked, low-maintenance, southerly aspect garden which extends to the side of the property with a sun terrace.

Constructed in 1980/81 and designed by the architect Zwadowski, the layout flows very well with a feeling of lightness and space and lots of exposed brickwork that lends a modern feel to the home. There is a bright and airy sitting room with dual aspect fireplace, that leads onto the recently fitted kitchen/diner. Leading off the kitchen there is a utility room with side access to the garden as well a large room over the double garage/workshop that would make an ideal cinema/hobby room or games den for teens! The master bedroom is of particular note and is arranged over two levels with a fabulous en-suite shower room. The recently fitted family bathroom has a Jacuzzi bath with LED lighting and there is an additional study/playroom.

The excellent village amenities are all close by and Haddenham and Thame Parkway station is just a 15 minute walk.

'THE LAYOUT FLOWS VERY WELL WITH A FEELING OF LIGHTNESS AND SPACE'



IN BRIEF

- Architecturally interesting three/four bedroom detached bungalow
- A stones throw from the picturesque village green, duck pond and c.13 church
- Large garage/workshop and multi car driveway
- Non-overlooked, low-maintenance, southerly aspect garden
- Dual aspect fireplace, additional room above garage, large inner lobby and garden office



OVERVIEW

- Master bedroom with en-suite
- Two further double bedrooms
- Large family bathroom with Jacuzzi bath
- Kitchen with double oven and LED
- Utility Room and hobby/games room
- Large integral garage/workshop
- Large inner lobby with study
- Cloakroom
- Non-overlooked, low-maintenance, southerly aspect garden which extends to the side of the property
- Multi-car driveway
- Close to the village green, duck pond and c.13 church
- Scope to extend subject to planning

OFFERS OVER £750,000

SUPPLEMENTARY INFORMATION

Services: Mains gas, electricity, drainage and water

Heating: Gas fired central heating to radiators

Energy Rating: Currently D (59) , Potentially D (66)

Environmental Impact Rating: Currently D (65), Potentially C(79)

Local Authority: Aylesbury Vale District Council

Council Tax Band: G

Broadband: Standard up to 17Mb, Fibre up to 76Mb



The approximate total area for the elements of the property represented on the floorplan is 175 SqM (1880 Sq.Ft)

The Vines, Aston Road, Haddenham, Buckinghamshire, HP17 8AF

This floor plan provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing estate/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.

LOCATION

Haddenham is a beautiful Buckinghamshire village located just 3 miles from Thame and seven miles from Aylesbury. Several times regional winners of 'Village of the Year'. A common sight in the village are the ancient Wychert cottages with walls constructed of mud and wattle. Haddenham is also famous for its ponds and was the original breeding ground for the Aylesbury Duck. There are wide range of amenities in the village with four restaurants, three public houses, a parade of shops and a popular coffee shop.

Schools: Three well reputed primary schools are located in the village with a regular bus service provided for all three Aylesbury grammar schools.

Commuting: The railway station in the village provides regular direct line services to London Marylebone (from 37 mins), Oxford & Birmingham.

The M40 (junction 6) is about nine miles away. A regular bus service through the village goes to Aylesbury, Thame and Oxford.

Thame - Marlow - Cookham - Maidenhead