

KESTREL HOUSE

WIRETHORN FURLONG, HADDENHAM, BUCKS HP17 8LQ



Kestrel House

WIRETHORN FURLONG, HADDENHAM, BUCKS HP17 8LQ

A surprisingly large detached house, built in 2010, occupying a larger than average plot, tucked away in the corner of a cul-de-sac in this hugely popular village.

Kestrel House is an appealing modern home, attractively designed to provide four double bedrooms and flexible living space. The property has been owned by the same owners from new and is in immaculate condition.

The entrance hall is of a good size and this provides access to all the ground floor accommodation, as well as the staircase to the first floor. The ground floor comprises a cloakroom, a large kitchen/breakfast/family room, a dining room/study, a utility room and a double aspect sitting room.

On the first floor are four double bedrooms, with the principle bedroom boasting an en-suite shower room. There is also a four piece suite in the family bathroom.

To the rear is a large south easterly facing lawned garden and extends to a good width to the side of the house where there is a garden shed tucked away near the side door which leads to the utility room. To the front is a brick block drive, with space for two vehicles, leading to a single garage.

“A GREAT HOUSE WITHIN WALKING DISTANCE OF HADDENHAM & THAME PARKWAY”



IN BRIEF

- Over 1700 sq ft
- Neutrally decorated throughout
- Fantastic open plan & versatile kitchen and family room
- Corner plot



OVERVIEW

- Four double bedrooms
- Flexible reception rooms
- Pristine condition
- En-suite to main bedroom
- Generous plot size
- Cavity wall insulation
- Double glazed casement windows
- Gas to radiator central heating
- Friendly local area
- No onward chain
- **OFFERS IN EXCESS OF : £650,000 FREEHOLD**



SUPPLEMENTARY INFORMATION

Services: Mains electricity, gas, drainage and water

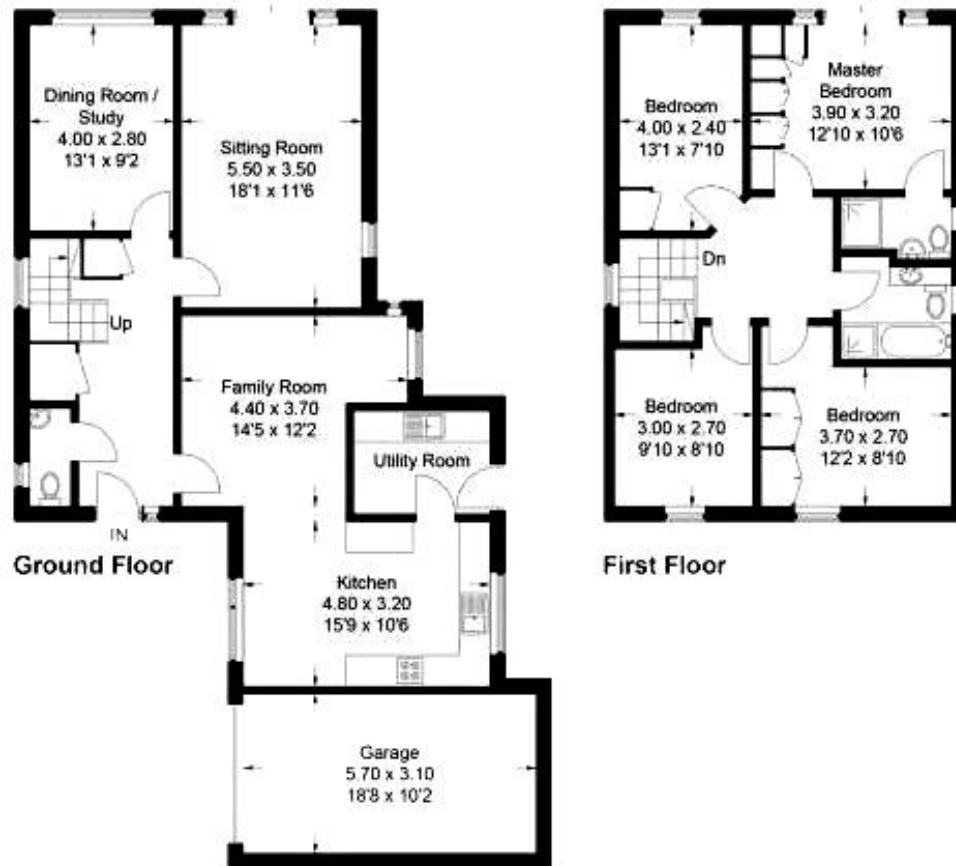
Energy Efficiency Rating: Current 71 (C), Potential 74 (C)

Local Authority: Aylesbury Vale District Council

Council Tax Band: F

Broadband Speed: Fibre

Approximate Gross Internal Area
Ground Floor = 101 sq m / 1087 sq ft
First Floor = 62 sq m / 667 sq ft
Total = 163 sq m / 1,754 sq ft



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 numerous eateries, some lovely public houses, a parade of shops, two coffee shops, and a recently upgraded garden centre.

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.

PIKE SMITH & KEMP

13 High Street, Thame OX9 2BZ

Tel: 01844 218258

email: thame@pikesmithkemp.co.uk

Web: www.pskweb.co.uk

Thame - Marlow - Cookham - Maidenhead

