

# 10 SPICERS YARD

HADDENHAM, BUCKINGHAMSHIRE HP17 8LW



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Set behind a Wychert wall in the heart of Haddenham is this impressive, five double bedroom townhouse with allocated parking and a south facing rear garden.

10 Spicers Yard has been recently re-decorated and re-carpeted throughout and is presented in immaculate condition with fitted wardrobes and curtains to the whole property. It spans over 1,800 sq ft of living accommodation.

The downstairs living space flows well, with a large and impressive light filled open plan kitchen/diner that is ideal for entertaining. There are high gloss wall and floor units, integrated appliances as well as a Bosch oven and patio doors onto the garden. It also benefits from a separate utility room with mixer tap and sink as well as downstairs cloakroom.

On the middle floor you will find the substantial main bedroom with fitted wardrobes and an en-suite shower room that spans the width of the property. There are also two further double bedrooms as well as a family bathroom with white sanitaryware and a shower over the bath.

The top floor benefits from two further double bedrooms, the larger of which has an en-suite shower room. This would make an ideal space for teens or generational living. There is impressive storage on all floors, and externally there is a car port with allocated parking for two cars. There are also visitor spaces close-by.

“OUTSTANDING FAMILY HOME IN THE HEART OF HADDENHAM”



## IN BRIEF

- Beautifully presented three storey townhouse in the heart of Haddenham
- Five double bedrooms, including two en-suites.
- South facing, easy to maintain garden.
- Car port parking for 2 cars



## OVERVIEW

- Spacious entrance hallway
- Sitting room to the front of the property
- Fully fitted contemporary kitchen/diner overlooking the south facing garden
- Utility room
- Five double bedrooms
- Master bedroom with en-suite
- Family bathroom
- Downstairs cloakroom
- Sunny and easy to maintain garden
- Car Port with 2 spaces as well as visitor space
- GCH and double glazing

**GUIDE PRICE**

**£695,000**

## SUPPLEMENTARY INFORMATION

**Services:** Mains gas, electricity, drainage and water

**Heating:** Gas fired central heating to radiators

**Local authority:** Aylesbury Vale District Council

**Council tax band:** F

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

## LOCATION

Haddenham is a beautiful Buckinghamshire village located just three 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 and 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

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