

FIRTREES

23 WOODWAYS, HADDENHAM, BUCKINGHAMSHIRE HP17 8HW



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Situated in the heart of Haddenham is this extremely well presented family home that has been thoughtfully extended and remodelled to provide exceptional living space for the growing family or even those looking for generational living.

“Firtrees” is situated on a generous plot and is adjacent to the park and tennis courts with excellent transport links on the doorstep. It has been in the same family for over 6 decades and spans to over 1,900 sq ft of living accommodation. The layout flows really well and the downstairs living space offers ample opportunity to re-configure if desired. The large sitting room has an open fire and leads onto the conservatory which in turn, leads onto the spacious dining room and another conservatory. Both conservatories overlook the south facing rear garden. The galley kitchen is fully fitted with a wide range of base and wall units and integrated appliances and has granite work surfaces. There is also a generous utility room and downstairs shower room as well as an additional cloakroom.

There are four double bedrooms upstairs, as well as a large lobby leading to the master bedroom and a family bathroom with separate W.C. The property benefits from having a vertical lift in situ but could very easily be restored to its original layout if needed.

Firtrees is approached from a double 5 bar gate and the decorative brick paved driveway provides ample parking for several cars. The rear garden is well established and is a gardeners delight with mature bedding, lawn, veggie patch and two sheds with power and light.

‘A FABULOUS FAMILY HOME IN THE HEART OF HADDENHAM AND NEXT TO THE PARK’



IN BRIEF

- Extremely well presented family home in an excellent location
- Located in the heart of Haddenham and within walking distance of all amenities
- Multi car driveway
- Non-overlooked, well established, southerly aspect garden
- Flexible living accommodation spanning nearly 2,000 sq ft



OVERVIEW

- Double aspect master bedroom with large lobby and lift
- Three further double bedrooms
- Family bathroom, shower room and 3 W.C's
- Fully fitted kitchen with granite worktops
- Large utility room with separate access
- Lovely double aspect sitting room with open fire
- Two conservatories overlooking the garden
- Dining room leading onto conservatory
- Well established south facing rear garden
- Multi-car driveway
- Close to the village amenities
- Suitable for generational living or potential rental income from annexe

Offers in the region of £550,000

SUPPLEMENTARY INFORMATION

Services: Mains gas, electricity, drainage and water

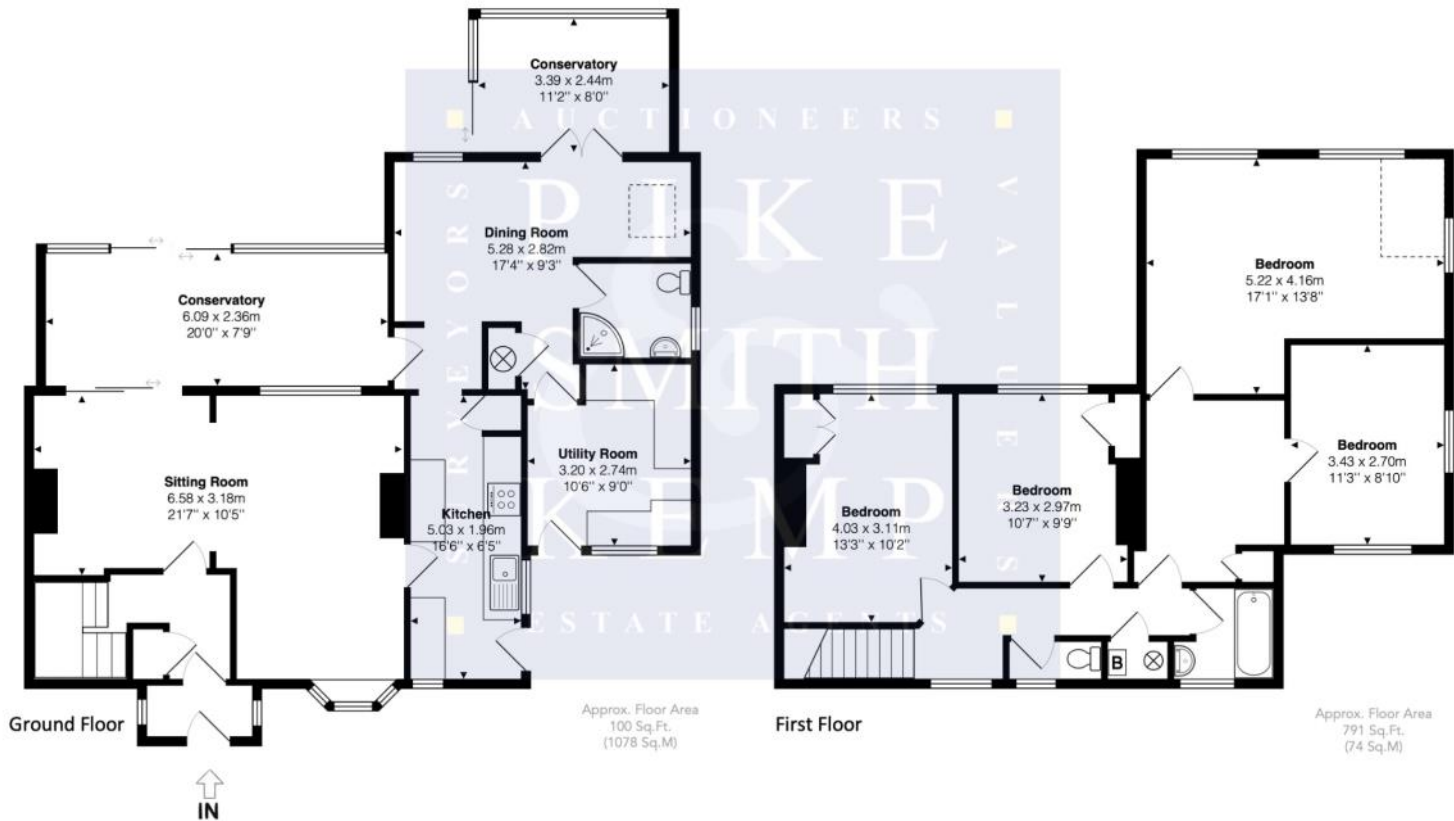
Heating: Gas fired central heating to radiators

Energy Rating: Currently D (65), Potentially C (77)

Local Authority: Aylesbury Vale District Council

Council Tax Band: C

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



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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