



4 The Paddocks
Haddenham

TIM RUSS
& COMPANY



4 The Paddocks Haddenham Buckinghamshire HP17

Situated in an enviable position with views over the village green and pond, a three bedroom bungalow set in a select courtyard location.

£675,000



The Property

Tucked away behind a Wychert wall to the side of the village green is The Paddocks, a select courtyard development of just four properties. The bungalow at number four, offers delightful views over the church and pond from the bright sitting room. The accommodation comprises: galley kitchen, dining room, sitting room, with patio doors to the garden, a bedroom with shower room, two further bedrooms and a bathroom.

Outside

The enclosed rear garden has a small patio with steps leading to lawn with a summer house, mature trees, shrubs and side gate. There is an attractive walled paved courtyard to the front, a plus a double carport and a garden store plus storage area.

Location

Haddenham is a thriving Buckinghamshire village situated between Thame and Aylesbury.



The village facilities include a range of shops, health centre, dentist, library, gym, vet, community centre, restaurants, post office, cafes and public houses. The historic market town of Thame is just three miles away and offers more extensive facilities including a sports centre, shops, supermarkets and a weekly open-air market. For the commuter Haddenham and Thame Parkway provides a regular service to London, Marylebone and Oxford (around 40 minutes and 30 minutes, respectively). Junctions 7 & 8 of the M40 provide good access to London Heathrow and Birmingham Airports. There is excellent schooling in the area both in the public and private sectors as well as many countryside walks and bridleways to be enjoyed nearby.

Directions

From our office turn right onto Banks Road at the mini roundabouts turn right onto Churchway continue almost until the bottom where our sign will be seen on the left before the green. Enter The Paddocks and park to the right.



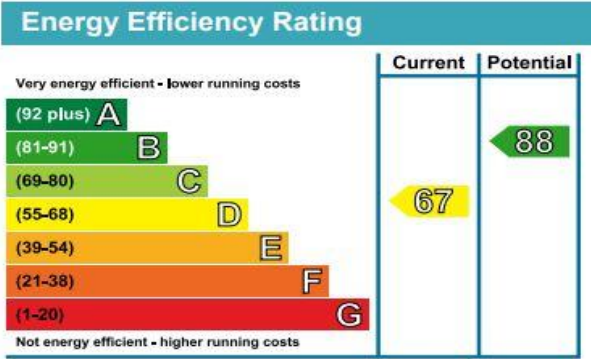
Number four will be found on the right hand side.

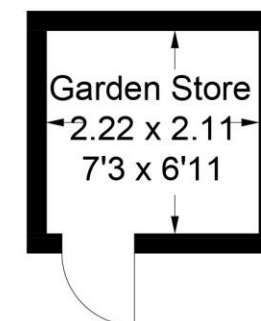
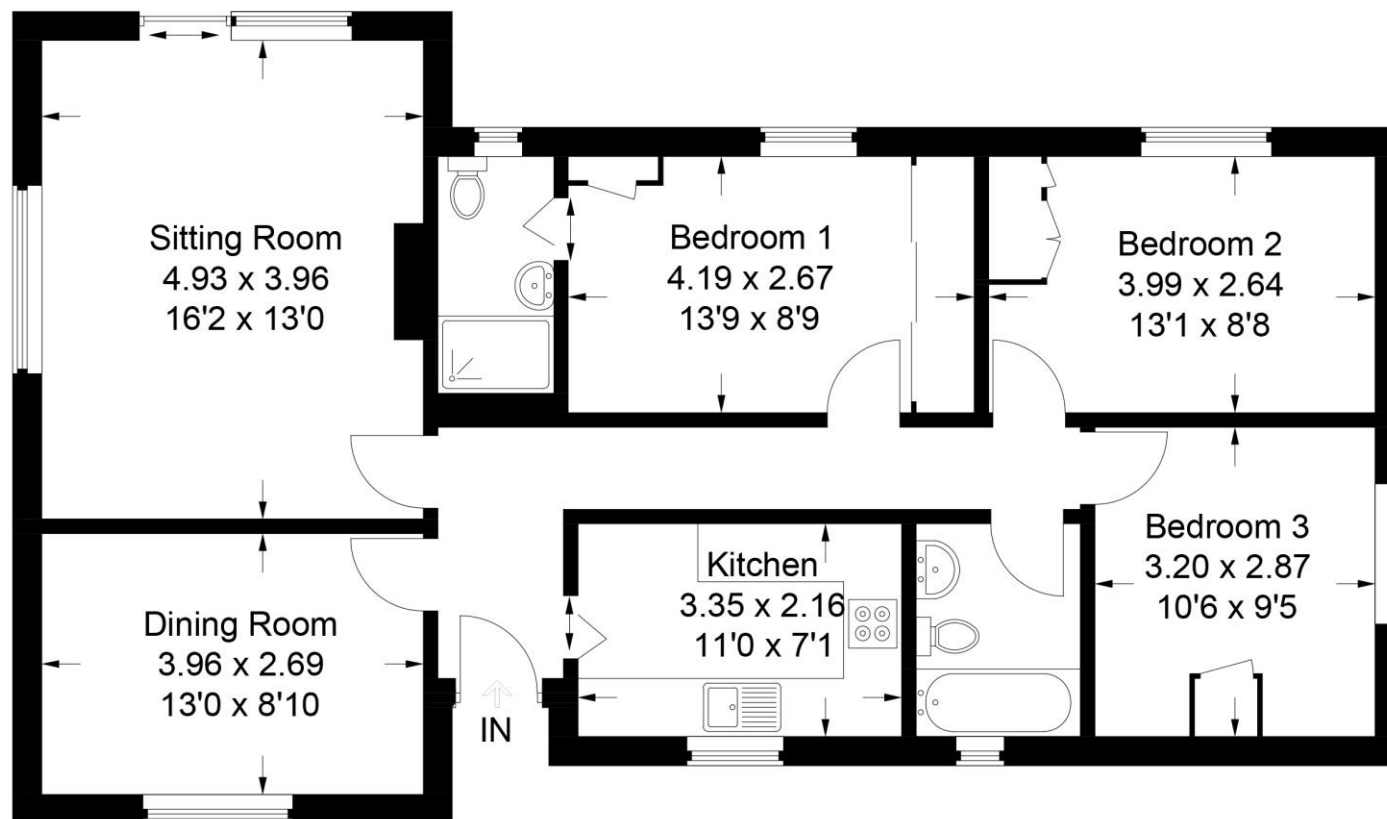
Viewings

Strictly by appointment only.

Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.





(Not Shown In Actual
Location / Orientation)

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Approximate Gross Internal Area = 89.2 sq m / 960 sq ft
Garden Store = 4.6 sq m / 49 sq ft
Total = 93.8 sq m / 1009 sq ft

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