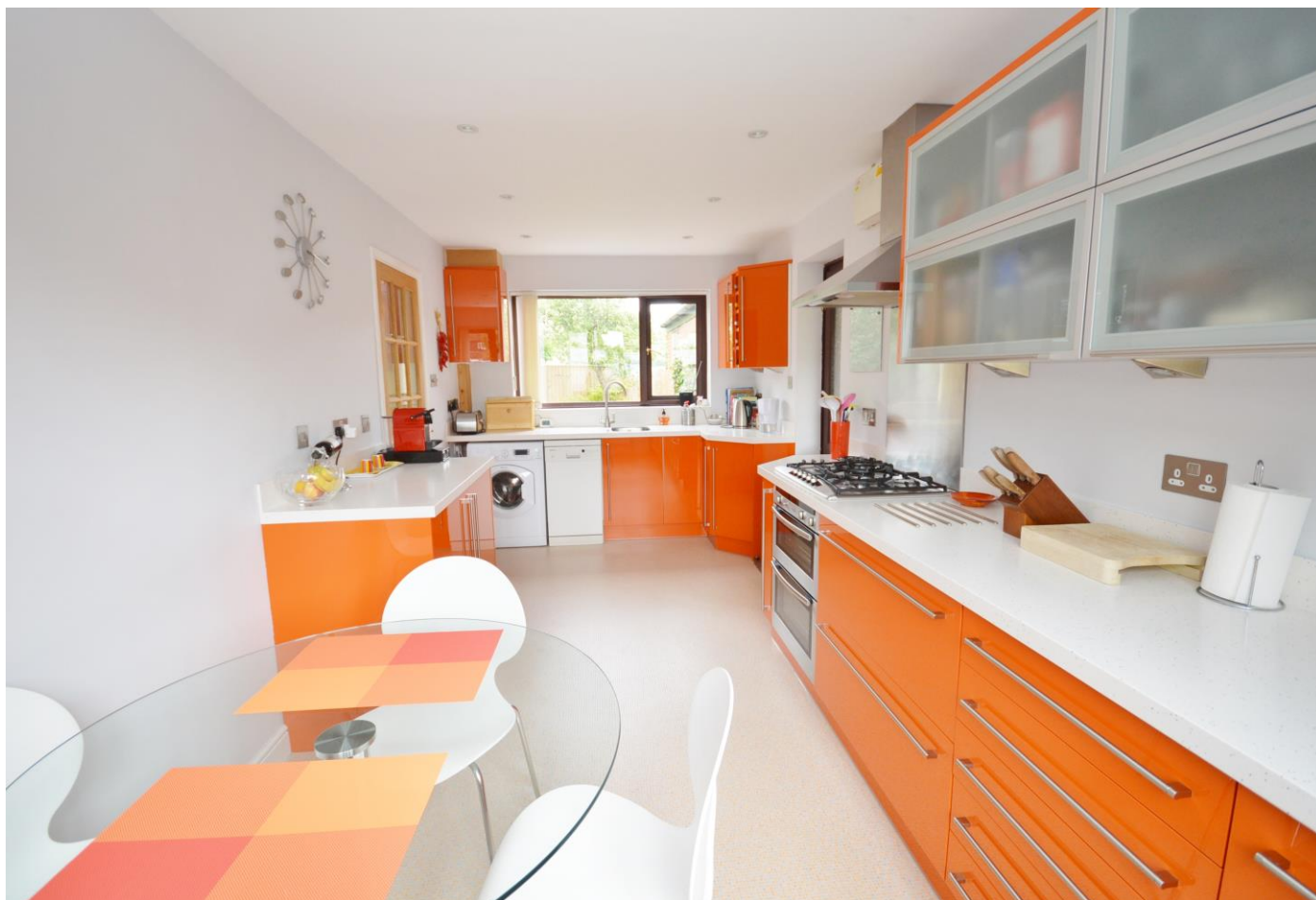




Wykeham Gate
Haddenham

TIM RUSS
& COMPANY



7 Wykeham Gate Haddenham Buckinghamshire

A immaculately presented detached three bedroom home, situated in a cul de sac location within walking distance of mainline station and amenities

£510,000



The Property

Situated in a quiet location off a sought after road within the village, this lovely three bedroom home offers spacious accommodation comprising: Entrance hallway with cloakroom and stairs rising; sitting room with feature fireplace and patio doors to the conservatory. The conservatory has casement doors to the patio and rear garden. The dual aspect contemporary style kitchen/diner offers ample wall and base units with door to the driveway. There is a light and airy open stairwell with window half way point. The first floor master bedroom with views to the rear garden has an archway leading to the dressing area with two sets of double wardrobes and window to the front, bedroom two is also a double with views to the garden, bedroom three is currently used a study and overlooks the front. There is a family bathroom with an over the bath shower.

Outside

To the front is a low maintenance graveled area with flower beds. There is a carport and driveway leading to the garage which has a personal door to the garden. The fully enclosed rear garden is mainly laid to lawn with mature trees and a large patio area for al fresco dining. There is a storage



area behind the garage and a gated access to the driveway and front.

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 (around 40 minutes). 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 the agent’s office, turn left into Tacks Lane and then continue through the traffic calming into



Thame Road. After the first traffic calming take the first left into Marriotts Lane. At the end of the Marriotts Lane turn right into Wykham Way and then almost immediately left into Wykeham Gate (an offset crossroad). When in Wykeham Gate turn left and the property will be straight in front of you.

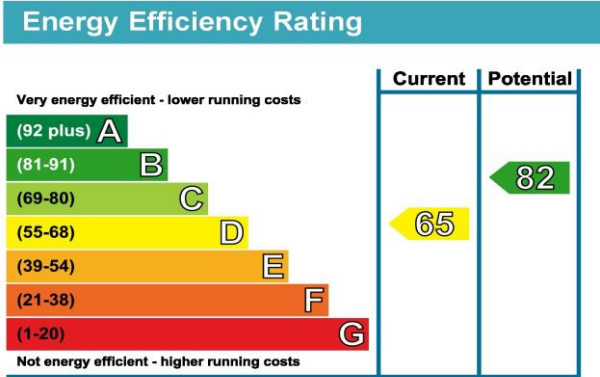
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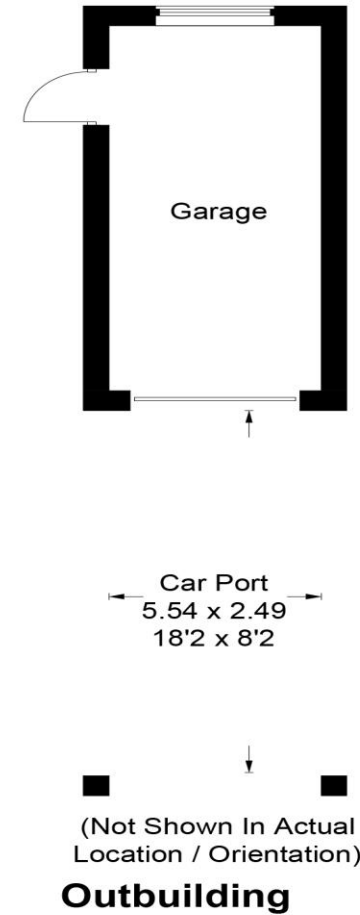
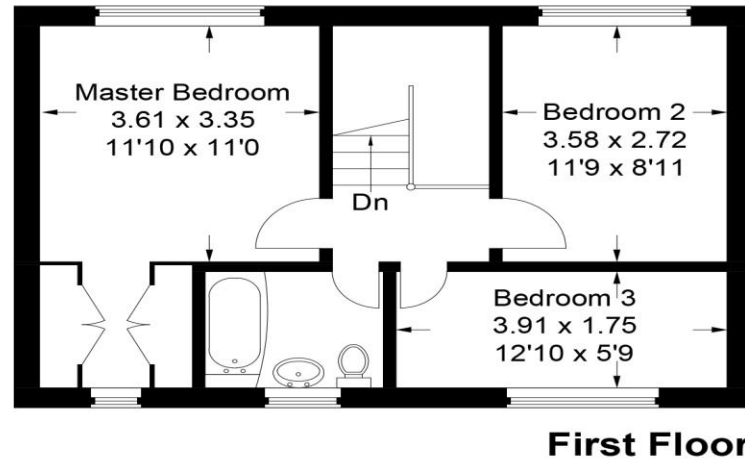
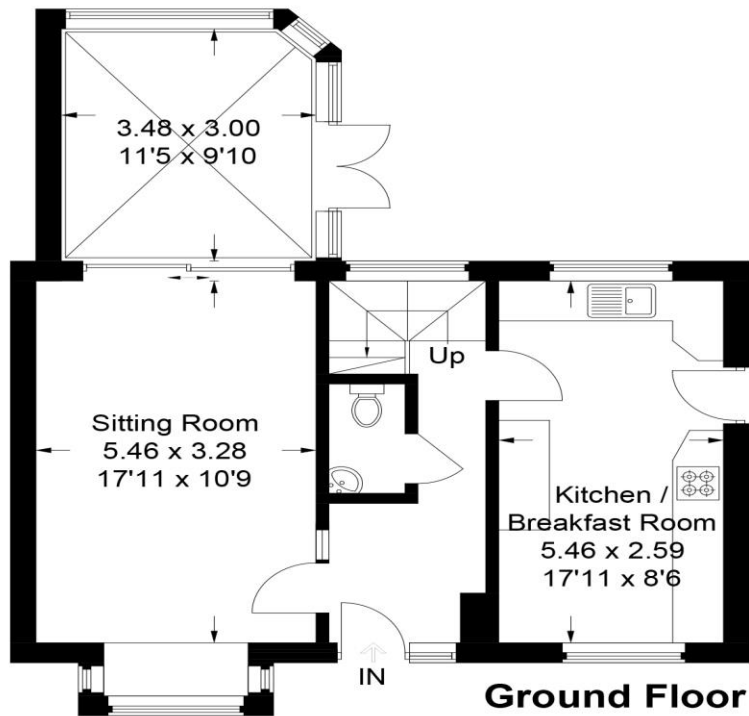
Viewings

Strictly by appointment only.

Mortgage

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





7 Wykeham Gate, HP17

Approximate Gross Internal Area
(Excluding Outbuilding)
Ground Floor = 57.3 sq m / 617 sq ft
First Floor = 44.2 sq m / 476 sq ft
Total = 101.5 sq m / 1093 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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