



26a Crabtree Road, Haddenham, Buckinghamshire, HP17 8AT



Accommodation

Ground Floor

Entrance Hall, Open Plan Kitchen/Dining/Seating Area, Sitting Room, Study/Family Room, Utility Room, Cloakroom.

First Floor

Master Bedroom with en-suite Bathroom, Guest Bedroom with ensuite Shower Room, Two Further Double Bedrooms, Family Bathroom.

Second Floor

Bonus Room, Loft.

Outside

Enclosed Landscaped Gardens, Driveway Parking, Garage.

26a Crabtree Road

Spectacular fully-refurbished 4 bedroom family home with extensive and adaptable accommodation located in the very heart of this popular village within easy reach of the many local facilities, including the railway station. The internal design incorporates the use of state of the art materials with high quality standards of fitting and finishes. The layout is extremely adaptable with the family room designed in such a way that it can easily be altered to two separate reception rooms. The remainder of the underfloor-heated ground floor has spacious open living areas, fully fitted stunning Hacker kitchen with Silstone worktop as well as a separate sitting room, utility room and cloakroom. Upstairs the guest bedroom with ensuite shower room can again easily be changed to create an additional fifth bedroom. There is a large master bedroom with ensuite bathroom, two further double bedrooms and a family bathroom. There is also a bonus loft room with velux window and carpets suitable for any number of different uses as well as huge loft storage.

Outside there is private lawned south facing front garden which can be accessed from the sitting room French doors and a large enclosed and landscaped rear garden which can be accessed via the sliding folding doors and casement doors from the main living area. A shingle surface-dressed tarmac driveway to the front provides parking for a number of cars and access to the semi-enclosed car-port.



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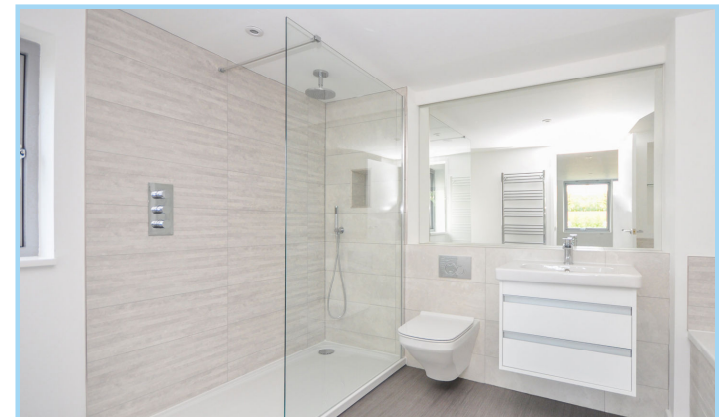


Haddenham

The picturesque and historic village of Haddenham is set on the Buckinghamshire / South Oxfordshire border. It offers an array of local amenities including a village hall, a library, Primary and Middle schools, a variety of shops, cafés, pubs and restaurants, a garage, a health centre and a pharmacy. This active village runs a number of village events and has a busy social scene with a variety of local clubs. It boasts some delightful period buildings and a picturesque village green with a duck pond overlooked by the church.

More comprehensive recreational and shopping facilities can be found in Thame, about 2½ miles away, and in Aylesbury and Oxford, about 5 and 12 miles away respectively.

Fast train services from Haddenham and Thame Parkway station to London Marylebone are now within 38 minutes making the property an ideal commuter home. Trains travel from here directly to Birmingham and, more recently, to Oxford too. A direct and regular bus service unites Haddenham with Thame, Aylesbury and Oxford.



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Directions

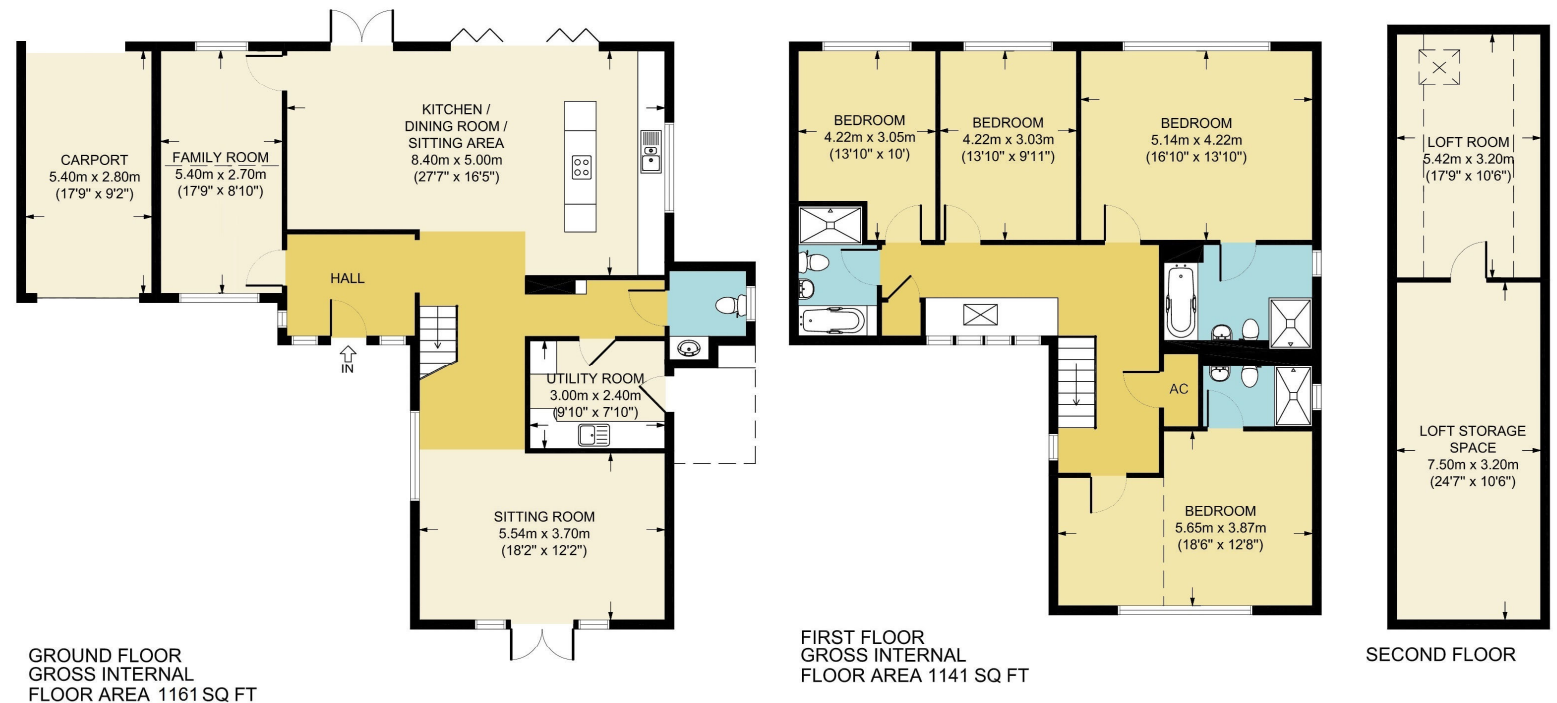
Leave Thame on the A418 and take the first right hand turn to Haddenham. Drive past the station and continue for about a mile. Proceed around the 'S' bend in the centre of the village and continue past the parade of shops and duck pond on your left. At the mini-roundabout turn right into Churchway and then take the right turn after the petrol station into Crabtree Road. No.26a will be found after a short distance on your right.

Transport Links

M40 Motorway (Junction 6) - 8 miles

Haddenham and Thame railway station - about a mile

Regular Bus Service 280 - Aylesbury to Oxford via Haddenham, Thame and Wheatley.



APPROX. GROSS INTERNAL FLOOR AREA 2302 SQ FT / 213 SQ M
26A CRABTREE ROAD, HADDENHAM

Services

Mains gas, electricity, water and drainage.

Local Authority

Aylesbury Vale District Council – www.aylesburyvaledc.gov.uk

Tax Band

TBC

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