



  
**Andrew Murray & Co**  
Residential Sales and Lettings

**7 Spicers Yard, Haddenham - £625,000**

# 7 Spicers Yard, Haddenham, Buckinghamshire, HP17 8LW



## Accommodation

### Ground Floor

Entrance Hall, Kitchen/Breakfast/Dining Room, Sitting Room, Utility Room, Cloakroom.

### First Floor

Master Bedroom with Ensuite Shower Room, Two Further Bedrooms, Family Bathroom.

### Second Floor

Guest Bedroom with Ensuite Shower Room, One Further Bedroom, Study Area.

### Outside

Enclosed Rear Garden, Private Parking.

## 7 Spicers Yard

Constructed in 2013 by the renowned local developer W E Black and benefitting from the remainder of the NHBC warranty, this is an immaculately presented and spacious 5 bedroom family home with enclosed south facing garden and private parking. The accommodation is arranged over three floors, providing ample flexibility and plenty of storage. Centrally located in this hugely popular village, the property is situated within easy reach of local amenities, including the village shops and Haddenham and Thame Parkway Railway station.

Upon entering the property, there is a welcoming entrance hall with guest cloakroom and doors leading off to the sitting room and kitchen/breakfast room and stairs rising to the first floor with a large downstairs cupboard. The kitchen is a bright and spacious room with a good range of fitted cupboards, integrated appliances, a large breakfast bar and French windows leading into the garden. Leading off is a useful utility room. To the first floor, there is a large dual aspect master bedroom with ensuite shower room, two further bedrooms and a family bathroom. To the second floor, there are two double bedrooms, both with eaves storage and one with an ensuite shower room, and a large landing which provides space for a study area. More storage is provided by a large cupboard on the half-landing.

Outside is an enclosed, private and attractively landscaped garden with well-stocked borders, a paved terrace, a decked al fresco dining area, a small lawn, outside tap and a garden shed. A pedestrian gate leads out to the parking area. This property benefits from two allocated parking spaces and a number of visitor spaces.



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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 to London Marylebone are now within 34 minutes and there is now a new train connection to Oxford Parkway, making this an ideal all round commuter village.



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## Directions

Leave Thame in a north-easterly direction travelling on the A418 towards Aylesbury. After about  $\frac{2}{3}$  mile fork right, signposted to Haddenham. Continue into the village, passing the railway station, along to the 'S' bend in the centre of the village. Immediately after this, turn right into Spicers Yard and the property can be found on your right.

## Transport Links

M40 Motorway (Junction 6) - 8 miles.

Haddenham and Thame railway station - 0.1 miles - (London Marylebone from 34 minutes).

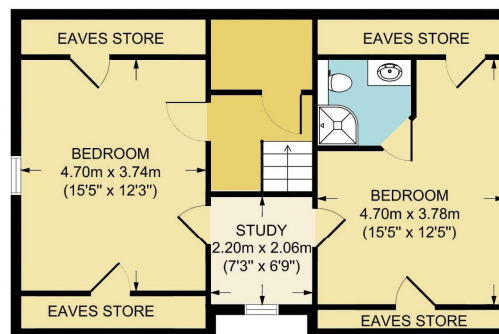
Regular Bus Service 280 - Aylesbury to Oxford via Haddenham, Thame and Wheatley.

## Broadband

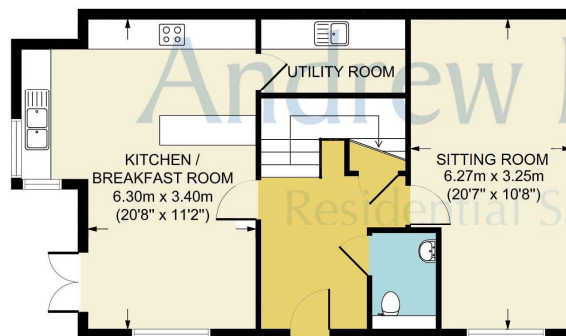
Superfast Enabled - Maximum Available Speed: 80.00 Mbps.

## Tenure

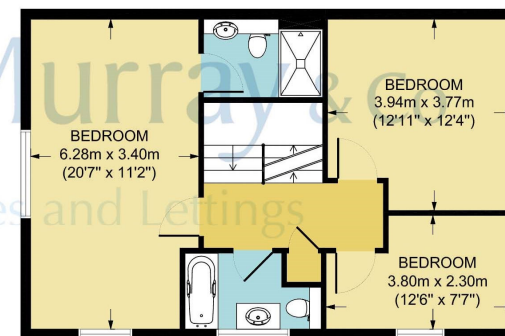
Freehold.



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 646 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 657 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 700 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 2002 SQ FT / 186 SQ M  
7 SPICERS YARD, HADDENHAM



## Services

Mains gas, electricity, water and drainage.

## Local Authority

Aylesbury Vale District Council

## Tax Band

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