



2 Rudds Lane, Haddenham, Buckinghamshire, HP17 8JP



Accommodation

Ground Floor

Entrance Hall, Sitting Room, Kitchen/Dining Room, Side Porch, Cloakroom.

First Floor

Landing, Master Bedroom with Dressing Room, Bedroom 2, Shower Room.

Outside

Enclosed Gardens, Driveway Parking, Garage. Shared Gated Driveway.

2 Rudds Lane

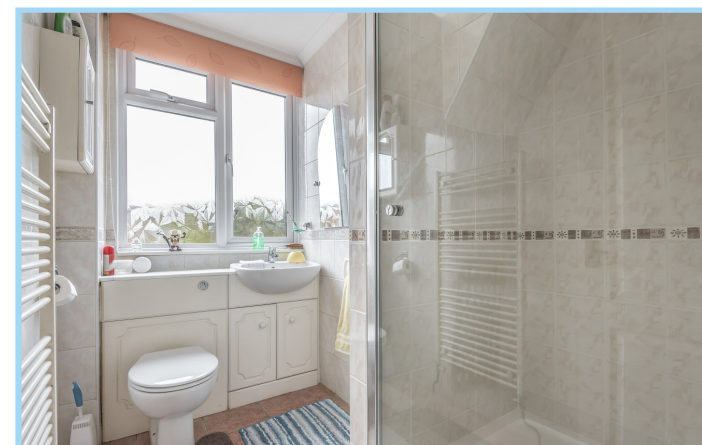
Pleasantly located to the edge of this popular and picturesque village, on the regular bus route and across the road from the village Post Office and store, this is a bright and very spacious, semi-detached, two bedroom, modern house. Situated on a corner plot, with gardens to three sides, the property benefits from a gated shared driveway, private parking and a single garage.

Downstairs, to the front, there is a good size sitting room with a fireplace and stairs to the first floor and, to the rear, a fully fitted kitchen with ample space for all appliances and a good size dining area with access into the rear garden. Upstairs, there is a master bedroom, with a dressing room leading off, a second double bedroom, with built-in wardrobes, and fitted shower room.

Outside, to the rear is an enclosed, and private paved courtyard garden with access to the garage. Wrapping around the side and front of the house, the main garden is enclosed by timber fencing and low-level walling and laid mainly to lawn with flower and shrub borders. Furthermore, to the front, there is a paved terrace and a gated, shared, driveway with access to private parking and the garage.



2 Rudds Lane, Haddenham, Buckinghamshire, HP17 8JP



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 local shops, cafés, pubs and restaurants, a garage with a filling station, 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 throughout the village 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.

Unrivalled transport connections include fast train services from Haddenham to Oxford, Bicester, Birmingham and London Marylebone (within 38 minutes), a popular and regular bus service linking Haddenham to Thame, Oxford and Aylesbury and the village is located within easy reach of the M40 motorway, junctions 6, 7 and 8.



2 Rudds Lane, Haddenham, Buckinghamshire, HP17 8JP

Directions

Leave Thame in a north-easterly direction travelling on the A418 towards Aylesbury. Continue along the A418, ignoring the first right turn to Haddenham. Continue over the roundabout at Haddenham Business Park and take the next right signposted, Kingsey and Haddenham. Proceed to the village and Rudds Lane is the second right turn. No.2 can be found, immediately, on the corner.

Transport Links

M40 Motorway (Junction 7) - 8 miles.

Haddenham and Thame railway station – c. 1 mile – (London Marylebone from 38 minutes).

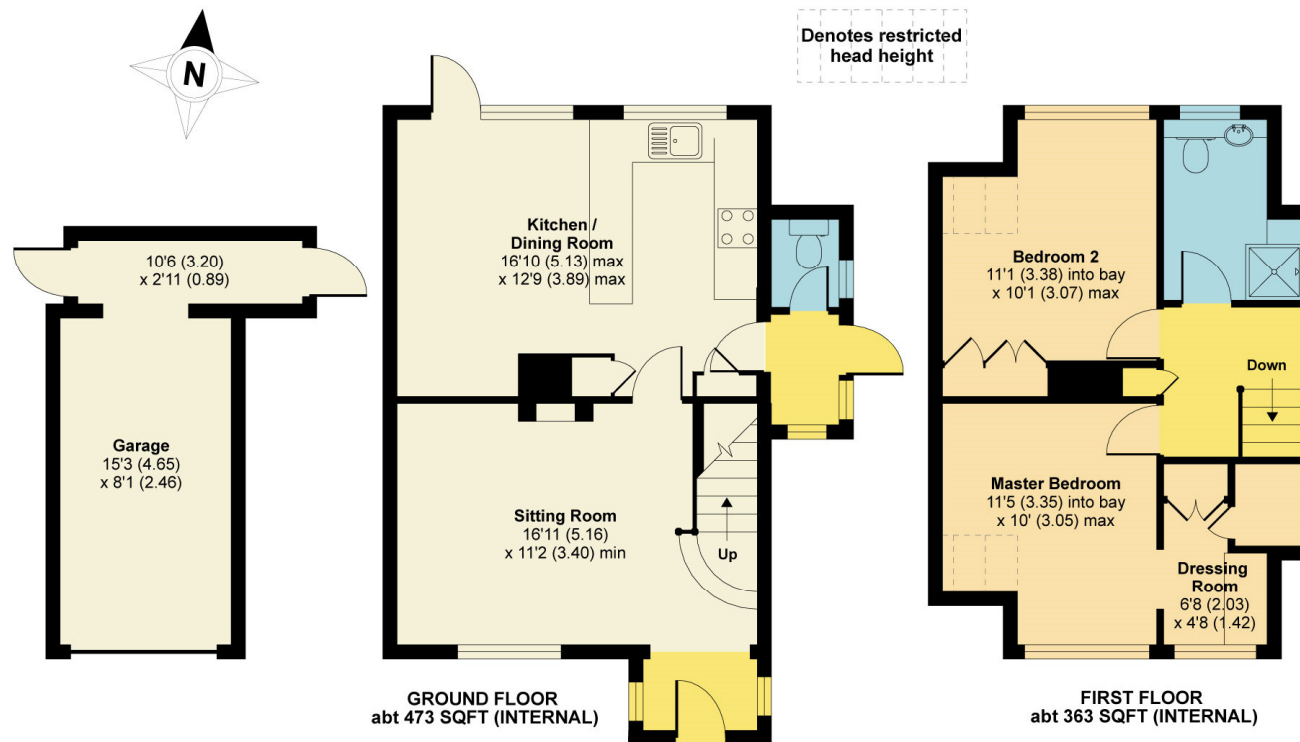
Regular Bus Service 280 – Aylesbury to Oxford via Haddenham, Thame and Wheatley.

Broadband

Superfast enabled; Up to 76 Mbps.

Tenure

Freehold.



Andrew Murray & Co
Residential Sales and Lettings

APPROX. GROSS INTERNAL FLOOR AREA 994 SQ FT 92.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)

Rudds Lane, Haddenham, Aylesbury, HP17

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Services

Mains gas, electricity, water and drainage.

Local Authority

Aylesbury Vale District Council.

Tax Band

D

Andrew Murray & Co. for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars are set out as a general outline for the guidance of intending purchasers or lessors, and do not constitute part of, an offer or contract. (2) All descriptions, dimensions, references to condition, permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Andrew Murray & Co. has any authority to make or give any representation or warranty whatever in relation to this property. (4) They do not hold themselves responsible for any expense incurred in viewings.

Andrew Murray & Co
98 High Street, Thame,
Oxfordshire, OX9 3EH

01844 211800
sales@andrew-murray.co.uk
www.andrew-murray.co.uk