





# 49 The Gables, Haddenham, Buckinghamshire, HP17 8AD



## Accommodation

### Ground Floor

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

### First Floor

Landing, Four Bedrooms, Family Bathroom.

### Outside

Enclosed Rear Garden, Front Garden, Driveway Parking and Garage.

## 49 The Gables

Pleasantly situated in a quiet cul-de-sac location in the heart of this very popular Buckinghamshire village, this is a link-detached, four bedroom family home with an enclosed garden to the rear and driveway parking and garage to the front. Freshly decorated throughout and with recently replaced fully fitted modern kitchen, this bright and airy property is ready to move into and presents itself as a blank canvas to personalise to one's own style. It is offered for sale with the added benefit of no onward chain.

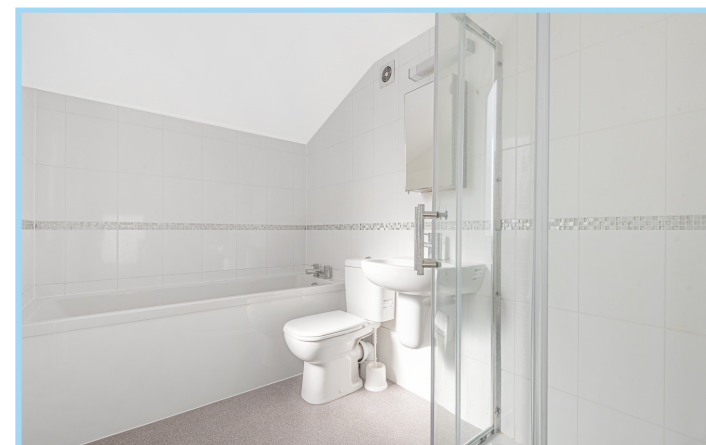
Downstairs, there is a front to back hallway with access into the garden, a good size fully fitted kitchen/breakfast room with ample storage and space for a dining table and chairs, a large sitting room with sliding doors leading into the garden and a guest cloakroom. Upstairs, there are four bedrooms, two doubles and two singles, and a modern family bathroom with a bath and a separate shower.

Outside, to the rear, there is an enclosed garden, laid mainly to lawn with a decked area with lighting, flower and shrub borders and far-reaching views towards the Chiltern Hills. The garden overlooks an area which we are informed will be transformed into designated open space. To the front, there is driveway parking, which, in turn, leads to the garage, with rear garden access, and a lawned front garden with flower and shrub borders.





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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 local shops, cafés, pubs and restaurants, a garage with filling station, a modern 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 (from 35 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.



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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 and proceed towards the centre. After the small parade of shops, turn right at the mini-roundabouts, into Churchway. Take the second left turn into The Gables, proceed to the T-junction and turn right. No.49 can be found on your left.

## Transport Links

M40 Motorway (Junction 6) - 8 miles.

Haddenham and Thame railway station - < 1 mile - (London Marylebone from 35 minutes).

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

## Broadband

Average Broadband Speed at this Postcode is 76 Mbps.

## Tenure

Freehold.

## Services

Mains gas, electricity, water and drainage.

## Local Authority

Buckinghamshire Council.

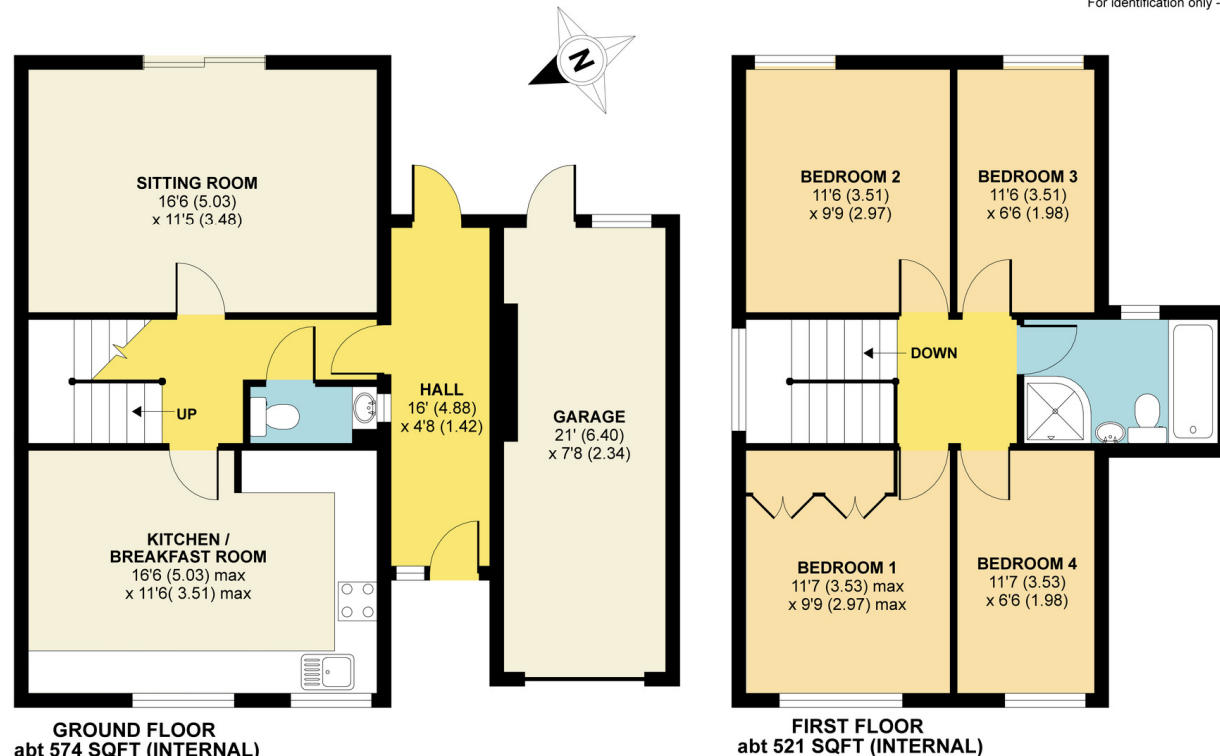
## Tax Band

E

## The Gables, Haddenham, Aylesbury

Approximate Area = 1256 sq ft / 116.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2021. Produced for Andrew Murray & Co LTD. REF: 710240



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