



5 Rosemary Lane, Haddenham, Buckinghamshire, HP17 8JS



Accommodation

Ground Floor

Entrance Hall, Sitting Room, Kitchen, Dining Room, Conservatory.

Bedroom, Shower Room.

First Floor

Landing, Master Bedroom, Ensuite Bathroom.

Outside

Front Garden, Gravel Driveway, Garage with Workshop, Enclosed South Facing Rear Garden.

5 Rosemary Lane

Located on this quiet village lane and within easy reach of the village shop and Post Office, this is a very well presented, 2 bedroom, detached house with a good size front garden, with gravel driveway parking and a detached garage, and an enclosed south facing rear garden.

Downstairs, there is a welcoming entrance hall with doors to all the principal rooms and stairs to the first floor. The sitting room is a bright dual aspect room with a wood burning stove. The kitchen is fitted with a range of modern base and wall units and an integrated oven and hob and leads through to a small side lobby with storage and a garden door. The dining room offers plenty of space for a dining table and chairs and opens up into the conservatory, which, in turn, leads into the garden and has recently installed ceiling blinds. A double bedroom, with an outlook to the front garden and a built-in cupboard, and a separate shower room complete the ground floor accommodation. Upstairs, there is a landing, with space for a desk, a double bedroom, with built-in wardrobe and eaves storage, and a family bathroom.

Outside, there is a lovely front garden, laid to lawn, with flower and shrub borders, a gravel driveway, side pedestrian access into the garden and a detached garage, with a remotely operated electric roller door and workshop area to the rear. The very attractive rear garden is enclosed by mature hedging, offering a good degree of privacy, and is also laid to lawn with mature flower and shrub borders along with a paved terrace.



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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 35 minutes, and there is now a train connection to Oxford, making this an ideal 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 and continue into the village, passing the railway station. Proceed towards the village centre and turn left into Dollicott, opposite the Rising Sun pub. Proceed along Dollicott, pass the green on your right and continue around the S bend into Rudds Lane. Take the first left into Rosemary Lane and no.5 can be found on your right after a short drive.

Transport Links

M40 Motorway (Junction 6) - 8 miles.

Haddenham and Thame railway station – < 1 mile – (London Marylebone from 37 minutes).

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

Broadband

Average broadband speed within this postcode – 145 Mb (source - rightmove.co.uk)

Tenure

Freehold.

Services

Mains gas, electricity, water and drainage.

Local Authority

Buckinghamshire Council

Tax Band

F

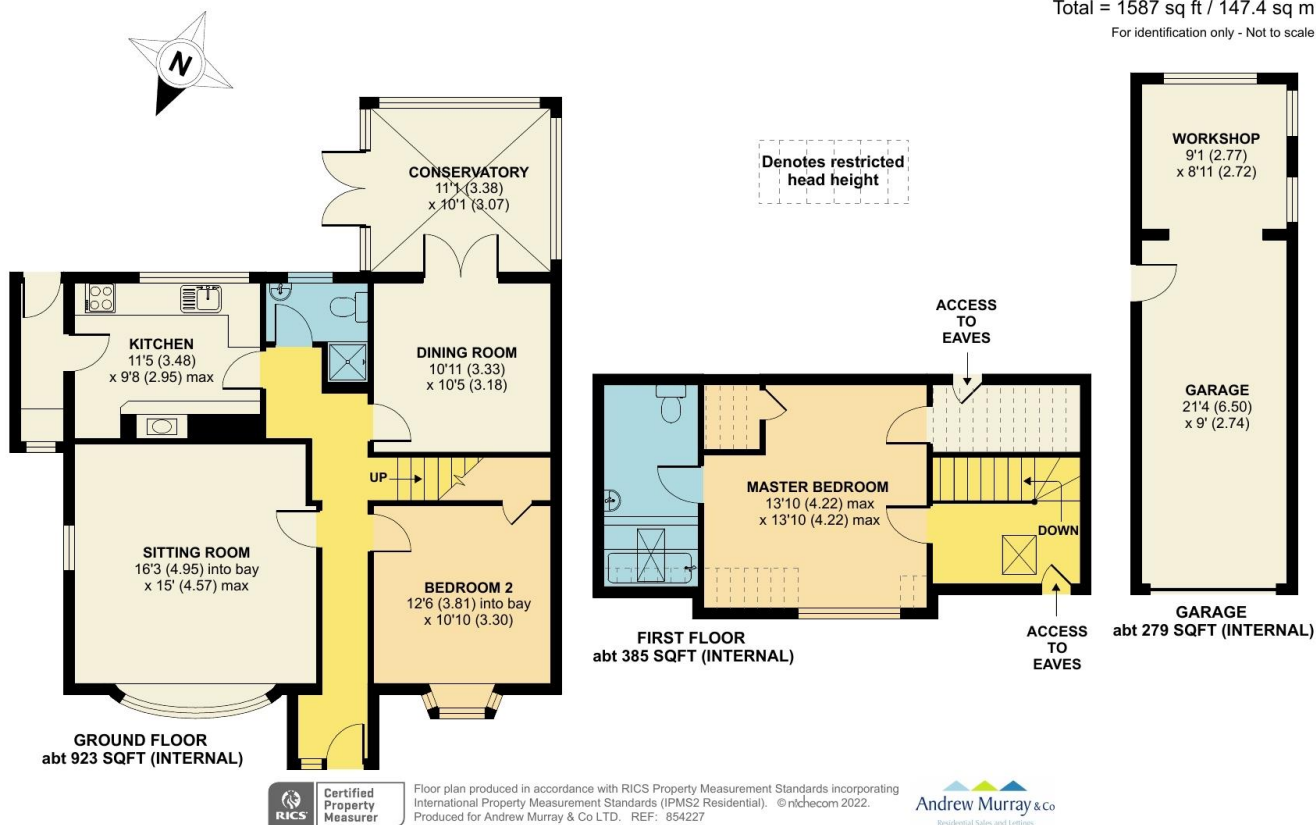
Rosemary Lane, Haddenham, Aylesbury

Approximate Area = 1510 sq ft / 140.3 sq m (includes garage and workshop)

Including Limited Use Area(s) = 77 sq ft / 7.1 sq m

Total = 1587 sq ft / 147.4 sq m

For identification only - Not to scale



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