





# 14 Wirethorn Furlong, Haddenham, Buckinghamshire, HP17 8LQ



## Accommodation

### Ground Floor

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

### First Floor

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

### Outside

Enclosed Rear Garden, Summerhouse with Store, Two Allocated Parking Spaces.

## 14 Wirethorn Furlong

Located on this well-designed and popular village development, this is a beautifully presented 3 bedroom family home with an enclosed garden and allocated parking for two cars. Offered for sale with the added benefit of no upward chain, this property is located close to the railway station making this an ideal commuter home. It has been thoughtfully extended to the rear by the current owner creating more space and opening it up to the garden.

Downstairs, there is a welcoming entrance hall with a guest cloakroom and large cloaks cupboard. There is a good size sitting room with a faux fireplace and glazed doors through to the dining room. The kitchen has good range of fitted cupboards and appliances and also leads through the dining room. The dining room is a lovely bright room with space for a dining table and chairs, along with space for a sofa or chairs, velux windows and two sets of french windows leading into the garden. Upstairs there are two double bedrooms, one with an ensuite shower room, a single bedroom and a family bathroom.

Outside to the rear is a secluded and enclosed garden laid to lawn with a paved terrace, flower and shrub borders and a summerhouse with power and lighting and with a garden store alongside. To the rear of the garden is a gated path leading through to the allocated parking area.





# 14 Wirethorn Furlong, Haddenham, Buckinghamshire, HP17 8LQ



## 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.





# 14 Wirethorn Furlong, Haddenham, Buckinghamshire, HP17 8LQ

## 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, and take the next left turn into Pegasus Way. Turn immediately right into Wirethorn Furlong and No.14 can be found around to the left, on your right.

## Transport Links

M40 Motorway (Junction 6) - 8 miles.

Haddenham and Thame railway station - 0.1 miles - (London Marylebone from 35 minutes).

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

## Broadband

Average download speed of fastest package at this postcode: 74Mb (source: Rightmove).

## Tenure

Freehold.

## Services

Mains gas, electricity, water and drainage.

## Local Authority

Buckinghamshire Council

## Tax Band

D

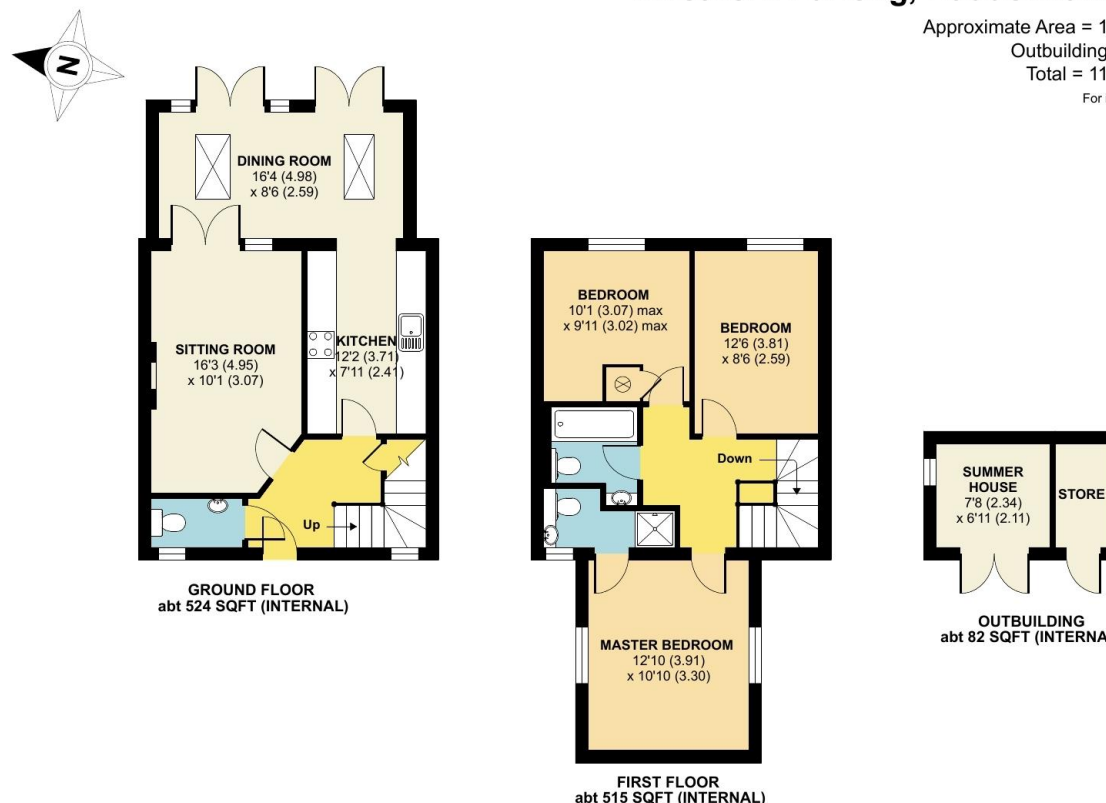
## Wirethorn Furlong, Haddenham, Aylesbury

Approximate Area = 1039 sq ft / 96.5 sq m

Outbuilding = 82 sq ft / 7.6 sq m

Total = 1121 sq ft / 104.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Andrew Murray & Co LTD. REF: 880290



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