



14 Millway Furlong, Haddenham, Buckinghamshire, HP17 8SD



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Situated on this outstanding development of modern family homes by renowned local developer and housebuilder W E Black and located within easy reach of the railway station and a regular local bus route, this is a very well-appointed 4 bedroom detached family home with enclosed garden, garage and driveway parking. The property is sold with the added benefit of no upward chain.

Downstairs, leading from the large and welcoming entrance hall, there is a beautifully fitted, front to rear, kitchen/dining room with integrated Bosch appliances and a back door leading into the garden, a good size sitting room to the rear with French windows overlooking, and leading into, the garden, a study, a utility room and a guest cloakroom. To the first floor, there is a master bedroom with ensuite shower room, three further bedrooms and a fully fitted family bathroom.

Outside is a lovely enclosed rear garden, laid to lawn with side pedestrian access. To the side of the house, there is driveway parking and a detached garage.

Accommodation

Ground Floor

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

First Floor

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

Outside

Enclosed Rear Garden, Detached Garage, Driveway Parking.



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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 38 minutes and there is now a train connection to Oxford, making this an ideal commuter village.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	50	(39-54) E	42
(21-38) F		(21-38) F	48
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England, Scotland & Wales		England, Scotland & Wales	

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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, and take the next left turn into Pegasus Way. Then take the next left turn, into Millway Furlong, and follow the road around to the left until you reach a 'T' junction. Turn right and the house is the second on your right.

Transport Links

M40 Motorway (Junction 6) - 8 miles.

Haddenham and Thame railway station - 0.1 miles - (London Marylebone from 38 minutes).

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

Broadband

Superfast Enabled - Maximum Available Speed: 68.00 Mbps.

Tenure

Freehold.



Services

Mains gas, electricity, water and drainage.

Local Authority

Buckinghamshire Council

Tax Band

F

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