



4 Cricketers Way, Haddenham, Buckinghamshire, HP17 8FL



Accommodation

Ground Floor

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

First Floor

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

Outside

Enclosed Southwest-Facing Rear Garden, Front Garden, Driveway Parking and Garage.

4 Cricketers Way

Pleasantly situated on this prestigious recent development by award-winning and most respected private housebuilders, Dandara, this is a brand new, highly energy efficient, beautifully presented, detached, 3 double bedroom family home with a lovely, enclosed southwest-facing garden, driving parking and a single garage. The property is the former 'show home' and as such not only it is offered for sale with the added benefit of no onward chain but comes fully decorated and furnished and absolutely ready to move into. The garden is already landscaped and well-stocked with mature shrubs borders and a central lawn.

Downstairs, there is a welcoming entrance hall with stairs to the first floor with understairs cupboard. Leading off is a good size sitting room with a bay window and a large kitchen/dining room with a good range of storage cupboards and integrated appliances and French windows leading into the garden. Adjoining is a useful utility room with access to the garage and a guest cloakroom. Upstairs, there is a landing with storage cupboard, a master bedroom with ensuite shower room, two further double bedrooms and a family bathroom.

Outside, to the rear, there is an enclosed, southwest-facing garden, laid mainly to lawn, with a circular path and paved terrace, and well-stocked shrub and flower borders. To the front, there is driveway parking, which, in turn, leads to the garage, with rear garden access, and a front garden with flower and shrub borders.

This high specification fully fitted and furnished property is ready to go and an opportunity not to be missed. It comes with a 10 year guarantee for peace of mind.



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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 3 miles away, and in Aylesbury and Oxford, about 6 and 15 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. Continue past the first turning to Haddenham, signposted to Haddenham and the railway station, continue straight on at the next roundabout and then, after a short drive, take the next right turn, signposted to Kingsey and Haddenham. Arrive into the village on Churchway. Fork left into Stanbridge Road and the entrance to the Grove development can be found, after a short drive, on your right. Turn in and turn immediately right. The property is on your left.

Transport Links

M40 Motorway (Junction 6) - circa 9 miles.

Haddenham and Thame railway station – circa 1 mile – (London Marylebone from 35 minutes).

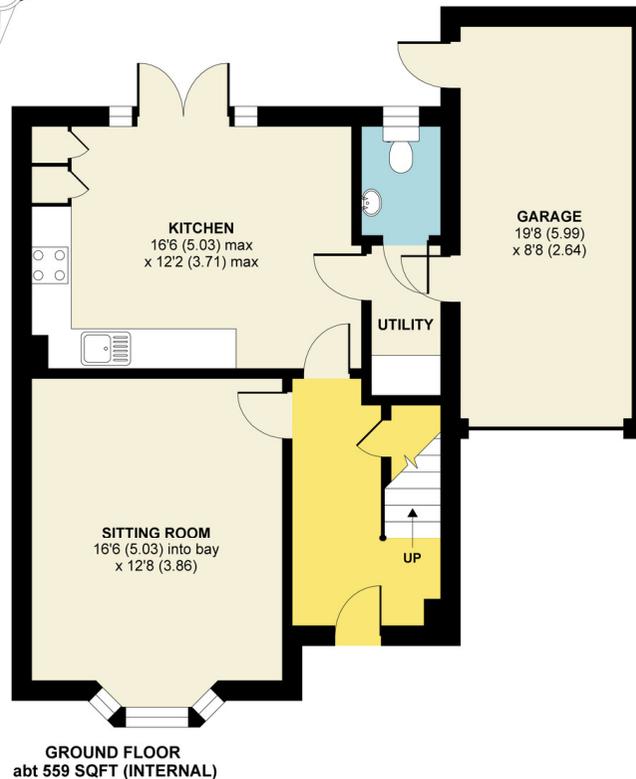
Regular Bus Service 280 – Aylesbury to Oxford via Haddenham, Thame and Wheatley.

Broadband

Average Broadband Speed at this Postcode is 76 Mbps.

Tenure

Freehold.



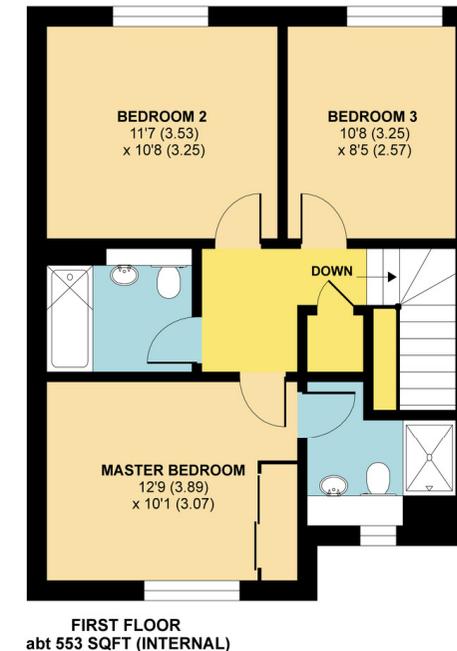
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021. Produced for Andrew Murray & Co LTD. REF: 722181



Cricketers Way, Haddenham, Aylesbury

Approximate Area = 1282 sq ft / 119.1 sq m (includes garage)

For identification only - Not to scale



Services

Mains gas, electricity, water and drainage.

Local Authority

Buckinghamshire Council.

Tax Band

E

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