



6a The Croft, Haddenham, Buckinghamshire, HP17 8AS



Accommodation

Ground Floor

Entrance Hall, Sitting Room, Kitchen, Conservatory.

First Floor

Three Bedrooms, Family Bathroom.

Outside

Large Gardens, Outbuilding, Driveway
Parking, Garage.

6a The Croft

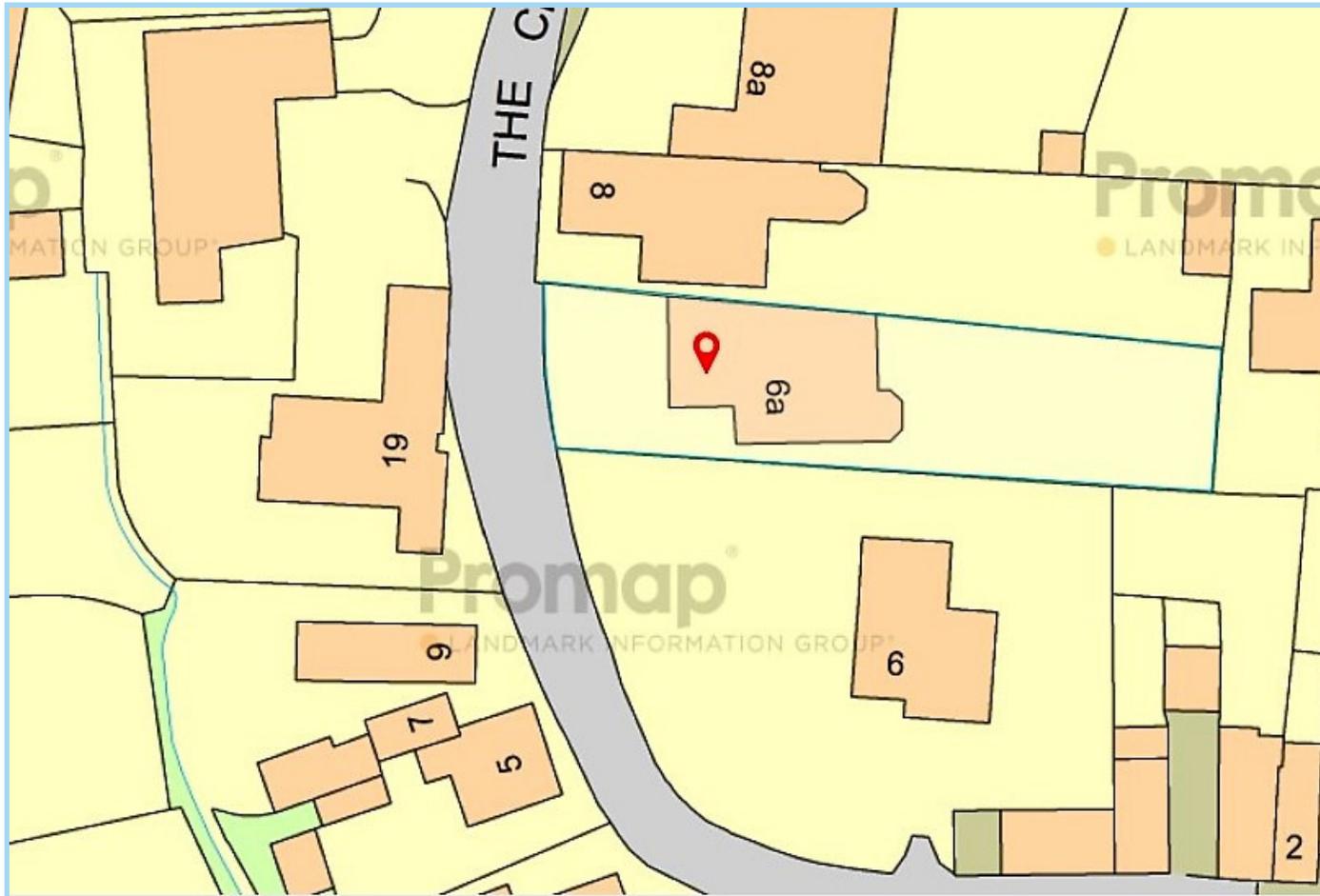
Situated in the heart of this popular village with its busy community and unrivalled transport connections, this is an extended, 3 bedroom, detached 1960's family home in need of complete modernisation.

Sitting in an enclosed and very private, gated, plot in this highly desirable part of the village, this represents a unique opportunity to remodel or replace the existing property, subject to the necessary planning consents, and to realise your dream property.

The plot measures circa 670 square metres (one sixth of an acre). The property title has yet to be registered - please enquire.



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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 2/3 mile fork right, signposted to Haddenham and continue into the village, passing the railway station. Proceed to the village centre, continue through the 'S' bend and on to a pair of mini-roundabouts. Turn right into Churchway and take the third right into Crabtree Road. Then take the second left into The Croft and no.6a can be found, after a short distance, on your left.

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

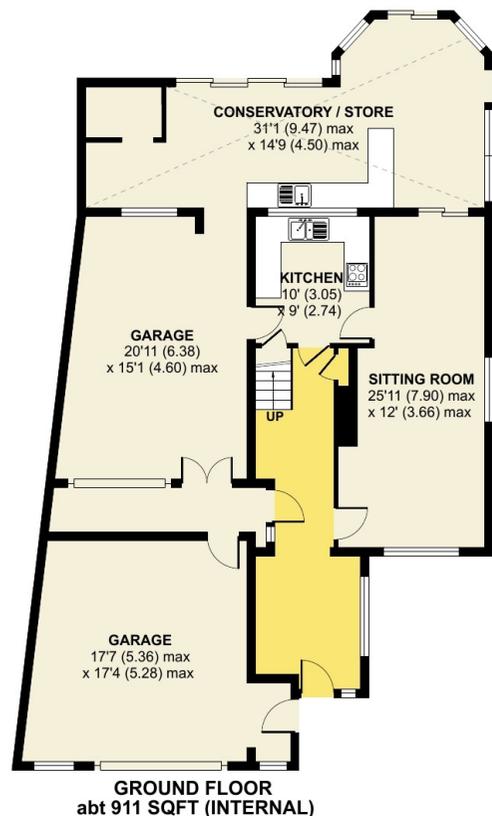
Mains gas, electricity, water and drainage.

Local Authority

Buckinghamshire Council

Tax Band

F



GROUND FLOOR
abt 911 SQFT (INTERNAL)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Andrew Murray & Co LTD. REF: 815613



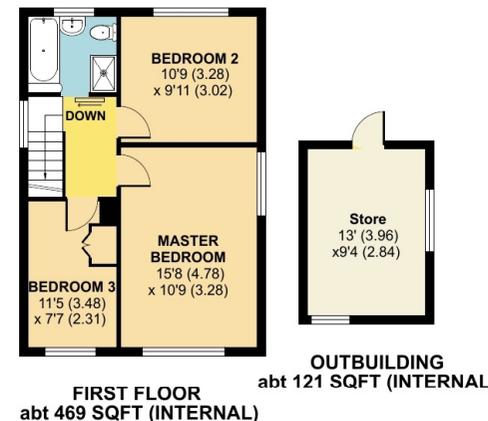
The Croft, Haddenham, Aylesbury

Approximate Area = 2062 sq ft / 192 sq m (includes garage)

Outbuilding = 121 sq ft / 11 sq m

Total = 2183 sq ft / 203 sq m

For identification only - Not to scale



FIRST FLOOR
abt 469 SQFT (INTERNAL)

OUTBUILDING
abt 121 SQFT (INTERNAL)

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