




Andrew Murray & Co
Residential Sales and Lettings

14 The Gables, Haddenham - £595,000

14 The Gables, Haddenham, Buckinghamshire, HP17 8AD



Accommodation

Ground Floor

Entrance Hall, Sitting Room, Kitchen/Dining Room, Family Room, Utility/Shower Room.

First Floor

Landing, Four Bedrooms, Family Bathroom.

Outside

Enclosed South-Facing Rear Garden, Front Garden, Driveway Parking and Garage/Store.

14 The Gables

Pleasantly situated in a quiet cul-de-sac location in the heart of this very popular Buckinghamshire village, this is a stylish, link-detached, four bedroom, family home with a large enclosed garden to the side and rear and driveway parking and garage/store to the front.

Downstairs, there is a welcoming entrance hall with doors to all ground floor rooms and stairs to the first floor. The sitting room is a good size with a full height picture window with a door, a gas stove and a sliding door interconnecting the family room. The family room has a large bi-fold window and also has access into the garden. Both rooms, along with the hallway, have engine hardwood floors. The kitchen is fitted with a range of recently installed units, with integrated appliances, plenty of space for a family dining table and chairs, bi-fold doors into the garden and a slate floor. A useful shower cum utility room completes the ground floor accommodation. Upstairs, there are four bedrooms, one currently used as a home office, and a modern family bathroom with a large bathtub and a separate shower cubicle.

Outside, the large, south-facing rear garden wraps around the side of the property. It is enclosed variously by brick walling, timber fencing and post and wire fencing with a pedestrian side gate. It is laid to lawn with mature fruit tree and shrub borders, a paved terrace, a landscaped gravel area and a timber summerhouse. To the front of the property, there is driveway parking, a garage/store and a front garden with a mature cherry tree and shrub borders.



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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 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.

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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 and proceed towards the centre. After the small parade of shops, turn right at the mini-roundabouts, into Churchway. Take the second left turn into The Gables, proceed to the T-junction and No.14 can be found on the corner, on your right.

Transport Links

M40 Motorway (Junction 6) - 8 miles.

Haddenham and Thame railway station - < 1 mile - (London Marylebone from 35 minutes).

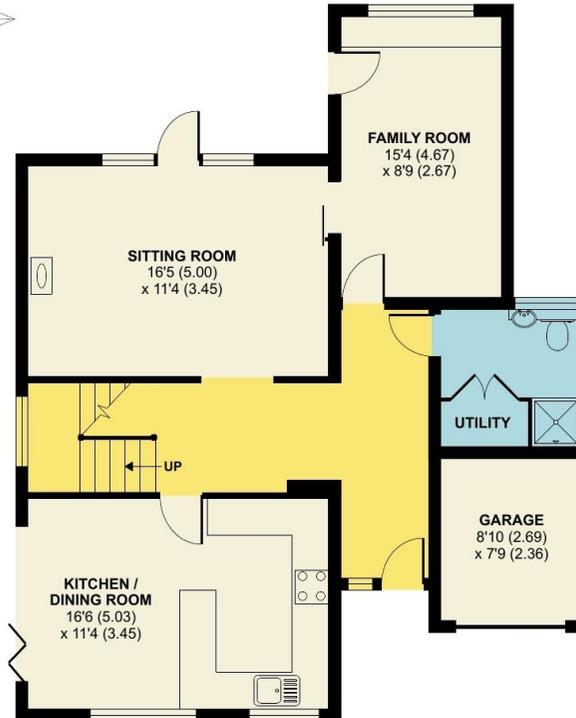
Regular Bus Service 280 - Aylesbury to Oxford via Haddenham, Thame and Wheatley.

Broadband

Gigaclear broadband point installed (not yet live).

Tenure

Freehold.

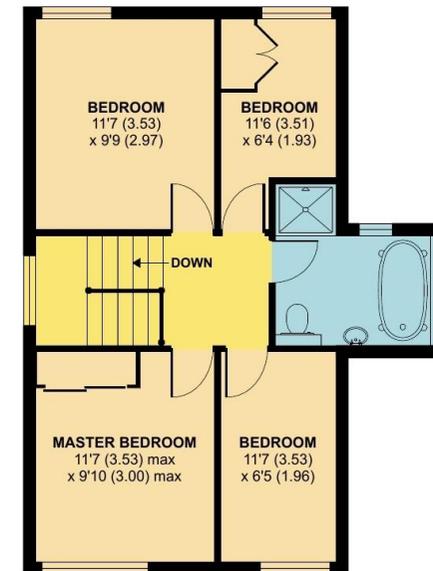


GROUND FLOOR
abt 856 SQFT (INTERNAL)

The Gables, Haddenham, Aylesbury

Total = 1378 sq ft / 128 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR
abt 522 SQFT (INTERNAL)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Andrew Murray & Co LTD. REF: 868563



Services

Mains gas, electricity, water and drainage.

Local Authority

Buckinghamshire Council.

Tax Band

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