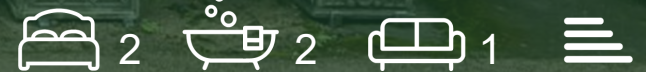


# HAMNETT HAYWARD



5 FLINT STREET, AYLESBURY, HP17 8AL  
ASKING PRICE £415,000





# 5 FLINT STREET

## AYLESBURY, HP17 8AL

- A beautiful period cottage located within the most picturesque village street
- Ideally positioned within a short walk of the famous pond
- Recently constructed detached garden room/home office/guests bedroom
- Walking distance of station for London Marylebone (under 40 minutes)
- Views of the village church
- Immaculate presentation throughout
- A wonderful entertaining garden offering views over farmland

A beautiful Grade II listed period cottage enjoying a substantial garden offering complete seclusion and a detached home office. 5 Flint Street is a most attractive period cottage constructed in part from traditional Wychert elevations with a more recent kitchen extension to the rear and a sympathetic detached garden room/home office. Whilst located within the very heart of the old part of Haddenham, close to the many amenities on offer, the property is wonderfully positioned tucked away offering a peaceful setting and just a short stroll from the famous pond and church. For the commuter, Haddenham & Thame parkway is within walking distance offering a comprehensive service into London Marylebone (under 40 minutes). Internally the property offers beautifully presented accommodation, combining a wealth of traditional features within the original cottage and a contemporary kitchen with a recent rear extension. The reception room extends to an impressive 15' and naturally divided into both a sitting and dining area. A central fireplace with exposed brickwork houses an original Victorian coal burning range and the floor is laid with beautiful flagstones. The kitchen itself has been recently re-fitted with contemporary cupboard and drawer units under a quartz work top and a further recessed larder. Integrated appliances include a Hotpoint electric oven with induction hob and a Neff extractor hood. On the first floor 5 Flint Street features a lovely master bedroom with a wonderful view of Flint Street and a contemporary bathroom with electric rainfall shower over and further rain water shower. On the landing, stairs rise to a part vaulted loft room offering an occasional room and excellent storage. Outside the cottage has a fabulous garden offering an excellent degree of privacy and a delightful outlook over countryside. The main section of the garden is accessed from a long garden pathway bordered by a stunning Wychert wall and carefully landscaped. At the bottom

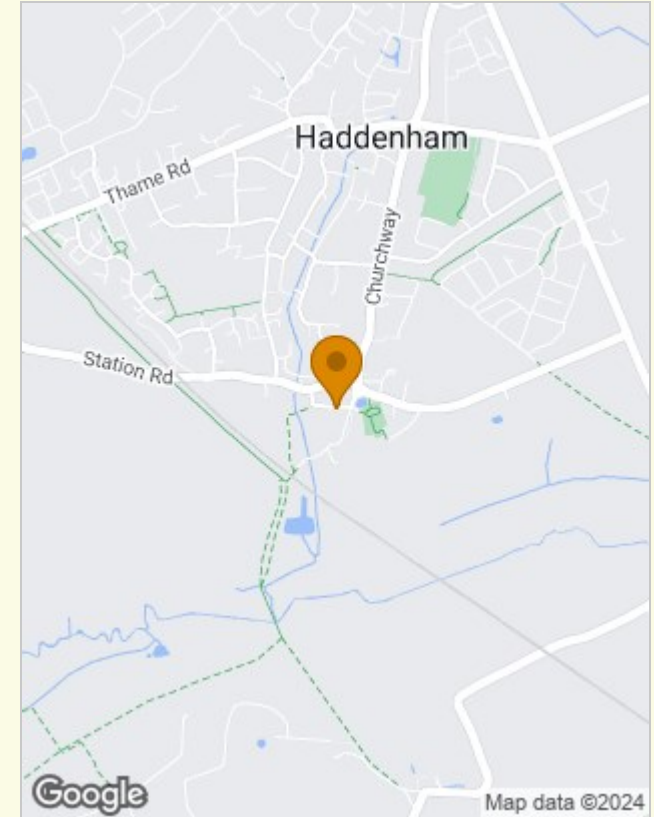
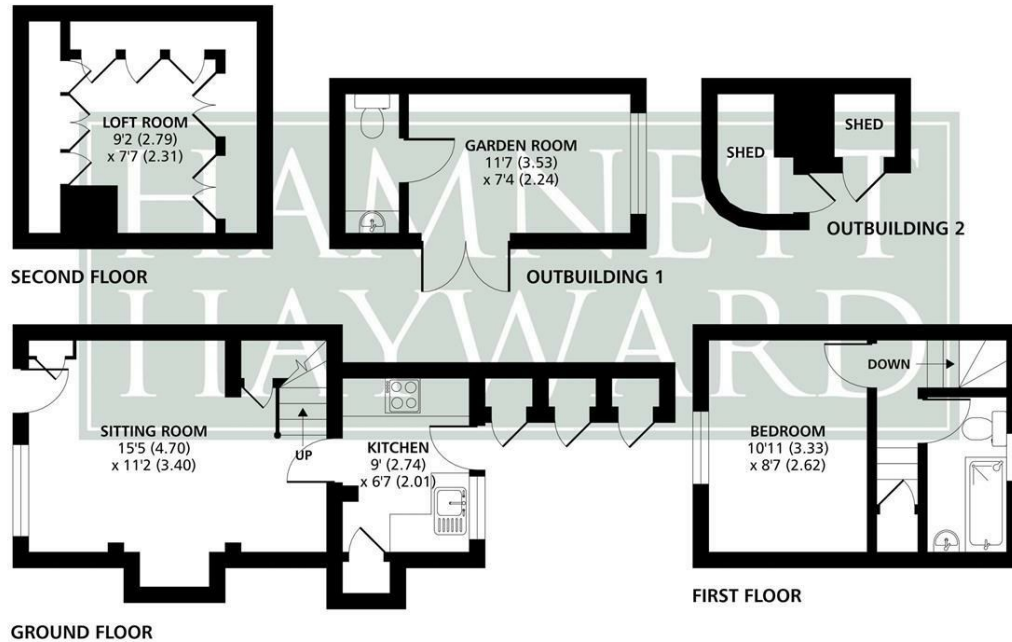






### Flint Street, Haddenham, Aylesbury, HP17

Approximate Area = 565 sq ft / 52.5 sq m  
 Outbuildings = 152 sq ft / 14.1 sq m  
 Total = 717 sq ft / 66.6 sq m  
 For identification only - Not to scale



### ENERGY PERFORMANCE GRAPH

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2023. Produced for Hamnett Hayward Ltd. REF: 1041799

### VIEWING

Please contact our Thame Office on 01844 215371 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.