

# PENNIN

3 POTASH CLOSE, HADDENHAM, BUCKINGHAMHIRE HP17 8JY



HAMNETT  
HAYWARD

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BUCKINGHAMSHIRE HP17 8JY

**A beautifully presented family home, forming part of a small cul-de-sac development within the heart of this highly sought after village**

Pennin is a beautifully presented detached family home forming part of a peaceful development of just five exclusive homes. Ideally positioned within the heart of this historic Buckinghamshire village, the property forms part of the conservation area, whilst offering easy access of the shopping facilities, including the village coffee shop 'Norsk' and the railways station offering a comprehensive service into London Marylebone.

Internally Pennin offers well planned accommodation set over two floors including a generous tiled entrance hall and cloakroom, living room with fireplace which in turn opens onto a large uPVC double glazed conservatory overlooking the rear garden, a lovely open plan kitchen/dining room fitted with a modern Shaker style range of base and wall units with granite and timber worktops and integrated NEF appliances. The property also has the added advantage of an additional reception room currently used as a study.

On the first floor there are four bedrooms including a Master and guest bedroom with well appointed en-suite shower rooms. The two remaining bedrooms are served by a large family bathroom all fitted with good quality sanitary ware.

Externally the property is approached via a private driveway with ample off street parking leading to a detached double garage which has been partially converted into a garden room/home office with double doors opening onto the garden. The garden is laid mainly to lawn with a large terrace for alfresco entertaining and features a beautiful mature ash tree. The rear boundary includes a small stream which for safety has been separated with a timber picket fence.

“A FOUR BEDROOM DETACHED MODERN HOME, FORMING PART OF AN EXCLUSIVE DEVELOPMENT TUCKED AWAY WITHIN THE HEART OF THIS PICTURESQUE CONSERVATION AREA”



## AT A GLANCE

- Individual family home set in small cul-de-sac
- Open plan kitchen/dining room with separate utility room
- Sitting room with fireplace
- Highly sought after position, tucked away within the conservation area
- Attractive gardens, ample off street parking and detached double garage

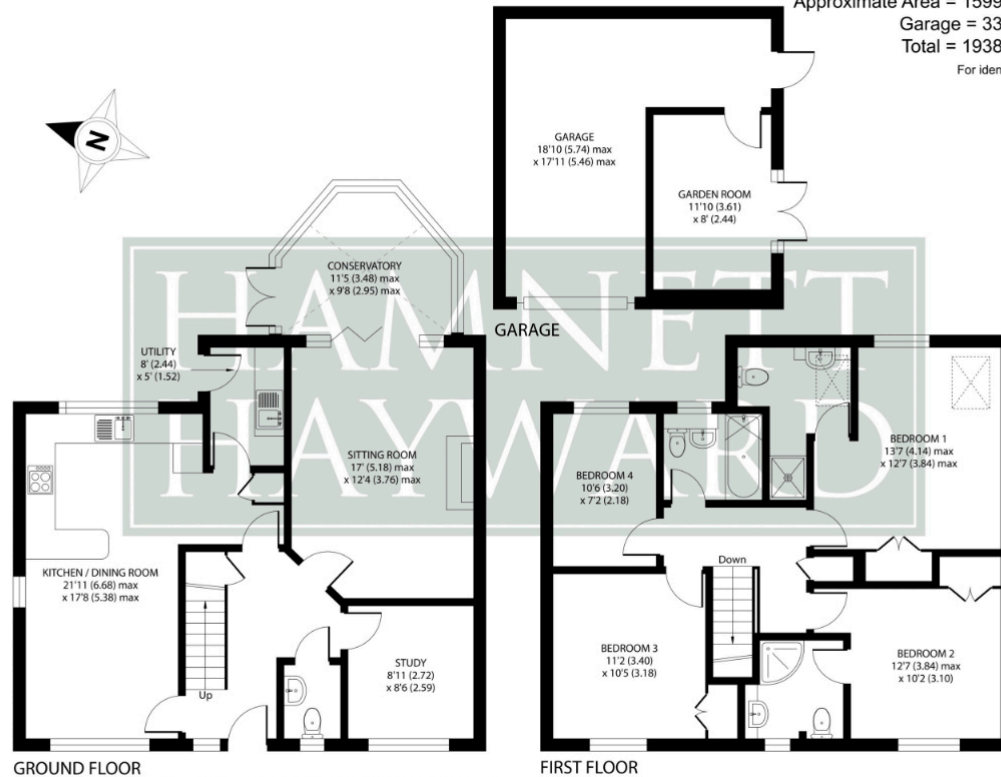


## SUMMARY

- Reception hall
- Cloakroom
- Sitting room with fireplace
- Kitchen/dining room
- Utility room
- Study/den
- Master bedroom with en-suite shower room
- Guest bedroom with en-suite shower room
- Two further bedrooms
- Family bathroom
- Extensive off street parking
- Detached double garage partially converted into a home office/garden room
- Enclosed gardens
- Immaculate presentation throughout
- Highly sought after development of just five homes
- Easy access to Haddenham & Thame Parkway (London Marylebone in 36 minutes)
- Tucked away within the heart of the conservation area

## Potash Close, Haddenham, Aylesbury, HP17

Approximate Area = 1599 sq ft / 148.5 sq m  
Garage = 339 sq ft / 31.4 sq m  
Total = 1938 sq ft / 179.9 sq m  
For identification only - Not to scale



## LOCATION

Haddenham is a beautiful Buckinghamshire village located just 3 miles from the Oxfordshire town of Thame and seven miles from Aylesbury. Several times winners of 'Village of the Year' in their region, Haddenham is the largest of the four Wychert villages in Bucks. Wychert is the name given to the mud and wattle walls that are a common sight in the village. Haddenham is also famous for its ponds and was the original breeding ground for the Aylesbury duck. There are a comprehensive range of amenities in the village including a post office, two public houses, a parade of shops and a popular garden centre and farm shop. For schooling, three reputable primary schools are located in the village with a regular bus service provided for all three Aylesbury grammar schools. The private sector is also catered for with Ashfold School in nearby Dorton. In addition the commuter is well catered for with a railway station in the village and a short walk from the property, providing regular direct line services to London, Marylebone (from 37 mins) or Birmingham. For motorists, the M40 (junction 6) is about nine miles away. A regular bus service through the village goes to Aylesbury, Thame and Oxford for larger department stores or further amenities.

## ADDITIONAL INFORMATION

Services: Mains water, Gas & Electricity

Heating: Gas fired central heating to radiators

Energy Rating: Current C (71) Potential B (81)

Local Authority: Buckinghamshire County Council, Aylesbury area

Postcode: HP17 8JY

Council Tax Band: F

Tenure: Freehold

GUIDE PRICE £825,000



HAMNETT HAYWARD

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