



46 Churchway, Haddenham - HP17 8HE

Guide Price £615,000

 **TIM RUSS**
& Company



46 Churchway

Haddenham, BUCKINGHAMSHIRE

- A SUPER FAMILY HOME LOCATED IN A TOP DRAW SPOT WITHIN THIS HIGHLY REGARDED VILLAGE
- EXTENDED AND REDESIGNED APPROXIMATELY 19 YEARS AGO
- OPENPLAN KITCHEN/DINING/LIVINGS SPACE WITH ACCESS ONTO THE GARDEN
- SPACIOUS SITTING ROOM WITH LARGE BAY WINDOW
- LARGE STUDY/FAMILY ROOM
- PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM
- THREE FURTHER BEDROOMS AND FAMILY BATHROOM
- DRIVEWAY PARKING FOR SEVERAL MOTOR VEHICLES
- GOOD SIZE PRIVATE REAR GARDEN WITH PAVED AREA. PERFECT FOR ENTERTAINING



46 Churchway

Haddenham, BUCKINGHAMSHIRE

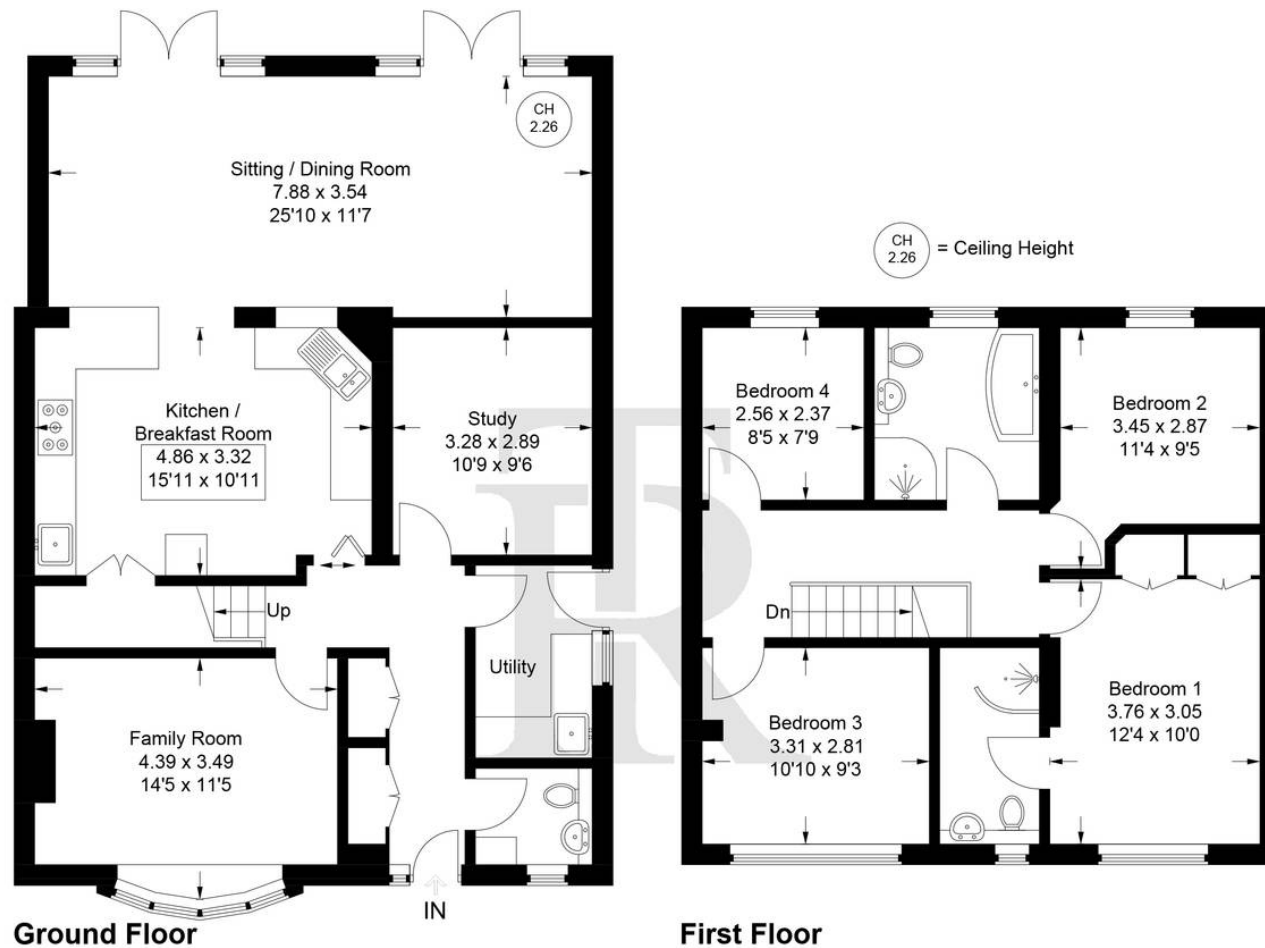
Stepping into this impressive family home, you are immediately struck by the wonderful sense of space, light and warmth that runs throughout. Situated in a highly regarded village setting, the property was thoughtfully extended and redesigned approximately 19 years ago, creating a versatile layout ideally suited to modern family life. At the heart of the home is the impressive open-plan kitchen, dining and living space. Filled with natural light, this sociable area has been designed with both everyday living and entertaining in mind, providing the perfect setting for family breakfasts, relaxed evenings and gatherings with friends. The generous proportions and seamless flow make this a truly enjoyable space in which to spend time.

A spacious sitting room, complete with a large bay window, provides a more formal yet comfortable reception space and a peaceful retreat when required. There is also a generous study/family room, offering excellent flexibility and the potential to serve as a home office, playroom, hobby space or additional reception room.

Upstairs, the principal bedroom provides a comfortable private retreat and benefits from its own ensuite shower room. Three further well-proportioned bedrooms offer plenty of space for family members or guests, while a well-appointed family bathroom completes the accommodation. Practicality is equally well catered for, with driveway parking for several vehicles and excellent storage throughout the property.

Council Tax band: TBD Tenure: Freehold





46 Churchway, HP17 8HE

Approximate Gross Internal Area
 Ground Floor = 93.6 sq m / 1007 sq ft
 First Floor = 60.7 sq m / 653 sq ft
 Total = 154.3 sq m / 1660 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

Tim Russ & Co, 112 High Street - OX9 3DZ

01844 217722 • thame@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.