



12 Roberts Road, Haddenham - HP17 8HH

Guide Price £650,000

TR TIM RUSS
& Company



Roberts Road

Haddenham, Buckinghamshire

- TRANSFORMED INTO A BEAUTIFUL FAMILY HOME BY THE CURRENT OWNERS
- A STUNNING FRONT TO BACK KITCHEN WITH ISLAND/DINING SPACE
- THE SITTING ROOM IS BOTH LIGHT AND SPACIOUS WITH ACCESS TO THE GARDEN
- A LARGE FAMILY SPACE WHICH MEALS INTO THE CONNECTING CONSERVATORY WHICH ENJOYS ACCESS ONTO THE GARDEN
- FIRST FLOOR OFFERS THE MASTER SUITE WITH BOTH ENSUITE AND A LARGE DRESSING ROOM
- THREE FURTHER DOUBLE BEDROOMS AND A LARGE FAMILY BATHROOM CONCLUDE THIS FLOOR
- THE 2ND FLOOR WILL NOT DISSAPPOINT WITH TWO FURTHER BEDROOMS WHICH COULD ALSO BE USED AS A GREAT WORK SPACE
- THIS HOME JUST KEEPS GIVING. THE GARDEN IS LARGE, MAINLY LAID TO LAWN WITH ATTRACTIVE TERRACES PERFECT FOR ENTERTAINING.
- DRIVEWAY PARKING FOR SEVERAL MOTOR VEHICLES
- THE LOCATION IS PERFECT FOR BOTH THE HIGHLY REGARDED SCHOOLS AND THE RECREATION FIELD/TENNIS CLUB



Roberts Road

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A truly impressive family home, beautifully transformed by the current owners to create an exceptional blend of style, space and versatility.

At the heart of the home is a stunning kitchen extending from front to back, featuring a superb central island and generous dining area — perfect for both family life and entertaining. The light-filled sitting room opens onto the garden, while the spacious family room flows into a bright conservatory, creating a wonderful series of connected living spaces.

The first floor boasts a luxurious principal suite with ensuite and substantial dressing room, alongside three further double bedrooms and a large family bathroom. The second floor offers two additional bedrooms, providing excellent flexibility for guests, older children or home working.

The property enjoys a wonderful sense of light, space and sophistication throughout, with a layout designed perfectly for modern family living.

Outside, there is driveway parking for several vehicles, with highly regarded schools and a wealth of local recreational amenities close by.

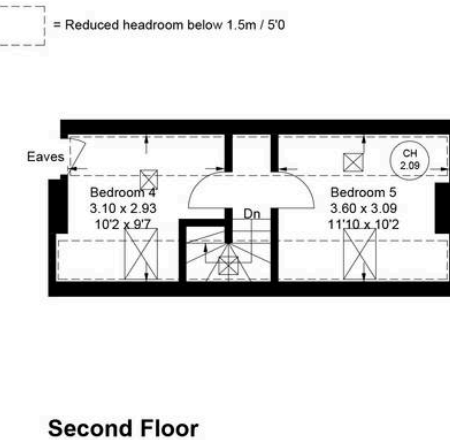
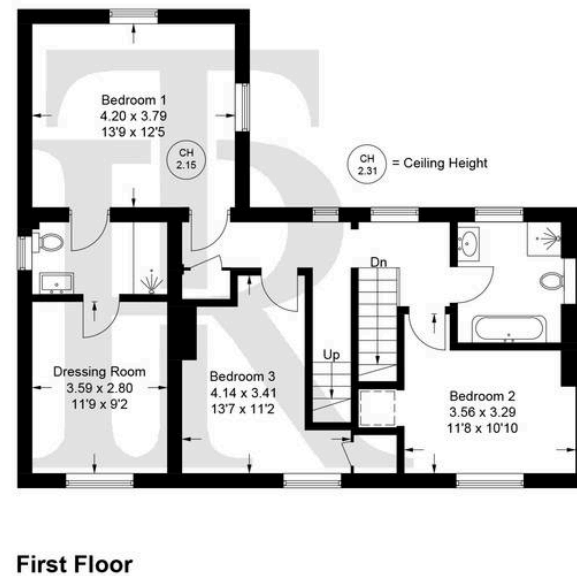
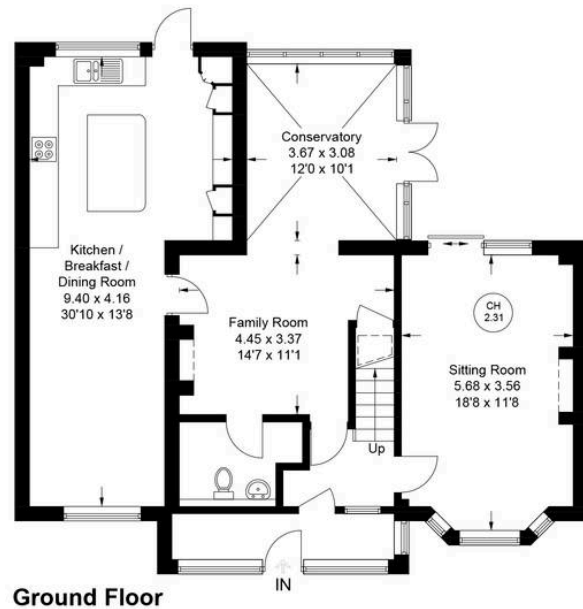
A substantial and beautifully appointed family home offering exceptional space, flexibility and an enviable location.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





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Approximate Gross Internal Area
 Ground Floor = 95.8 sq m / 1031 sq ft
 First Floor = 75.7 sq m / 815 sq ft
 Second Floor = 24.3 sq m / 261 sq ft
 Total = 195.8 sq m / 2107 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

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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.



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