

Grafton, Rosemary Lane, Haddenham - HP17 8JS

Guide Price £995,000

TIM RUSS & Company







Grafton, Rosemary Lane

Haddenham, BUCKINGHAMSHIRE

- LOCATION. LOCATION. LOCATION. ROSEMARY LANE HADDENHAM . TOP DRAW!!
- A LARGE FAMILY HOME WHICH REQUIRES COSMETIC REFINEMENTS
- FABULOUS GARDENS
- LARGE L SHAPED SITTING DINING SPACE WITH LARGE WINDOWS THAT FLOOD THE SPACE WITH NATURAL LIGHT
- FITTED KITCHEN WITH AGA AND A BREAKFAST AREA
- THE UTILITY ROOM AND CLOAKROOM CONCLUDES THE GROUND FLOOR
- TO THE FIRST FLOOR THE PRINCIPAL BEDROOM HAS FITTED WARDROBES AND A LARGE ENSUITE BATHROOM
- THREE FURTHER DOUBLE BEDROOMS AND A FAMILY BATHROOM COMPLETES THE ACCOMMMODATION
- DOUBLE GARAGE WITH DRIVEWAY PARKING FOR A NUMBER OF MOTOR VEHICLES
- COVERED SIDE STORE ROOM

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Situated on the highly regarded Rosemary Lane in Haddenham, this substantial family home offers generous accommodation, excellent living space and exciting potential to create a wonderful long-term family residence.

The ground floor is centred around an impressive L-shaped sitting and dining room, featuring large windows that flood the space with natural light and provide an ideal setting for both everyday family life and entertaining. The fitted kitchen benefits from an AGA and a generous breakfast area, complemented by a separate utility room and a convenient cloakroom.

Upstairs, the principal bedroom offers fitted wardrobes and a spacious en-suite bathroom. There are three further well-proportioned double bedrooms, served by a family bathroom, providing flexible accommodation for families and visiting guests.

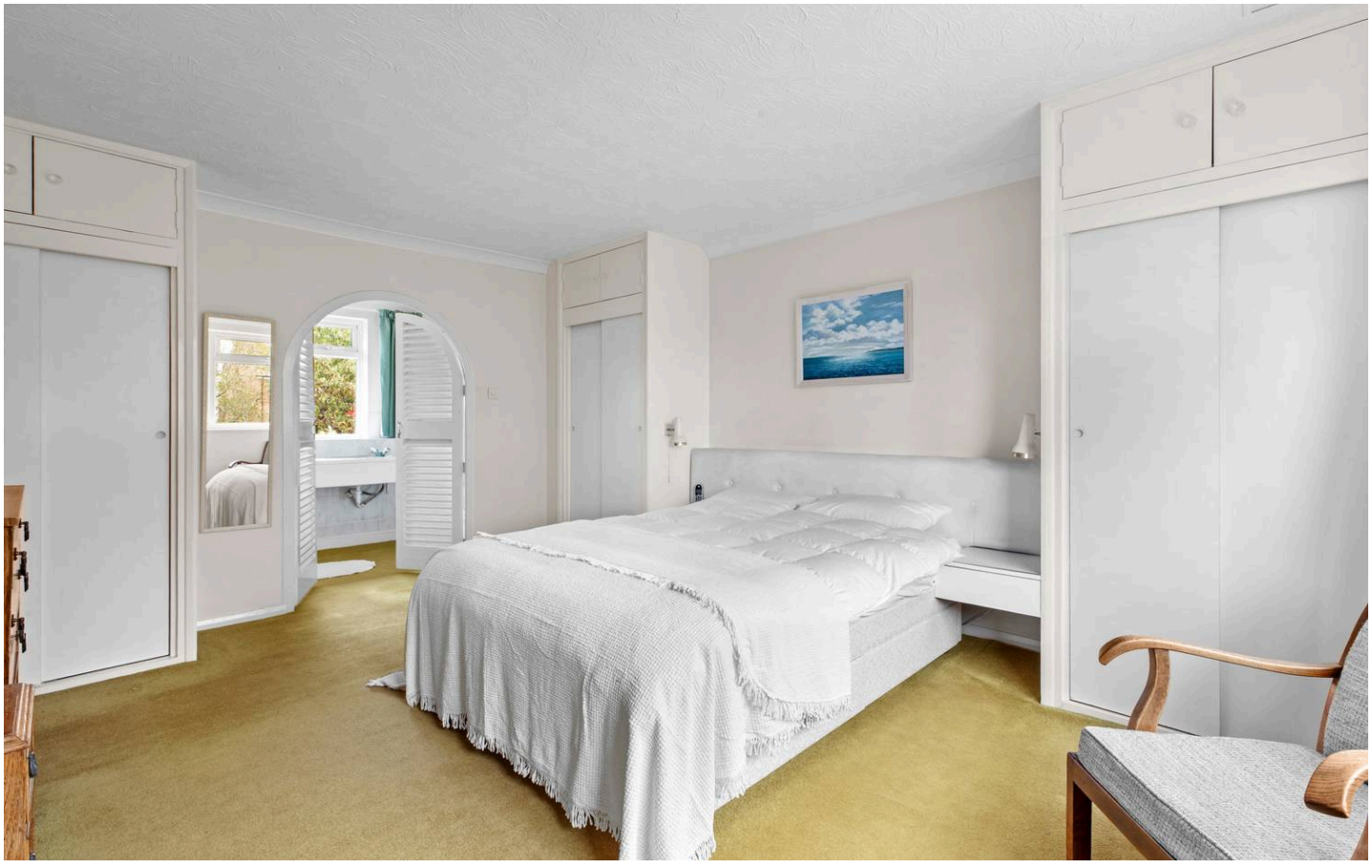
Externally, the property benefits from a double garage, ample driveway parking and a useful covered side store, offering excellent additional storage.

Whilst some cosmetic updating would enhance the property, its generous proportions, practical layout and desirable location provide an excellent opportunity for a purchaser to personalise and modernise to their own taste.

A rare opportunity to acquire a substantial family home in one of Haddenham's most sought-after locations, offering space, versatility and considerable potential.

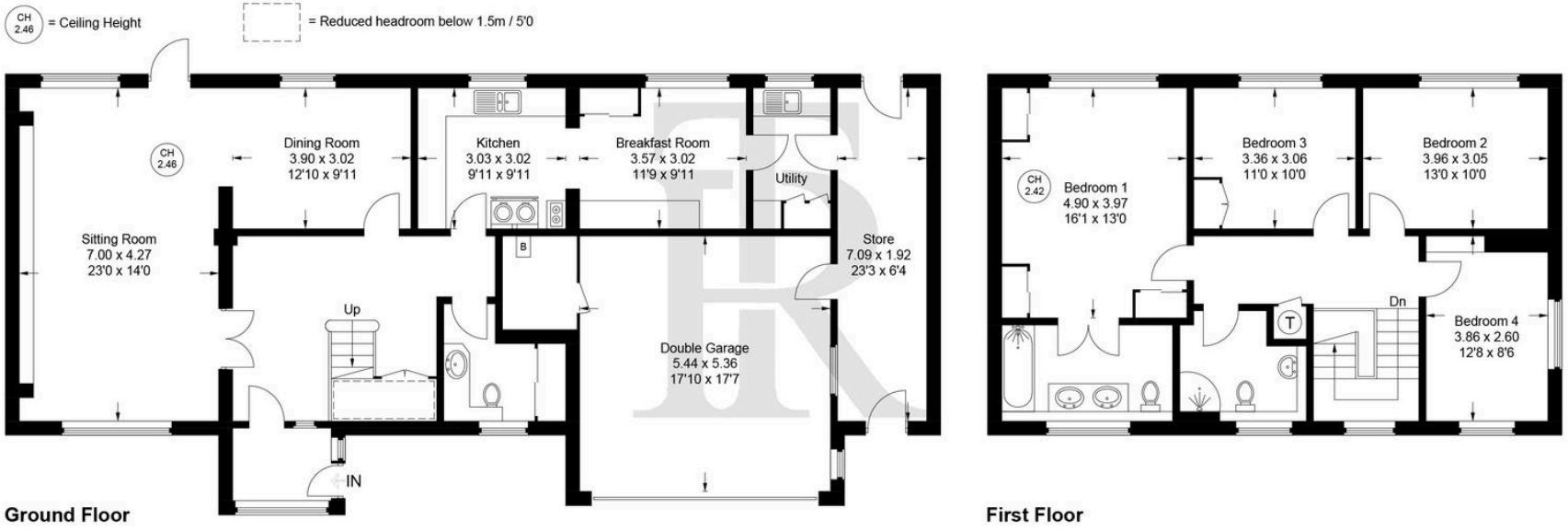
Council Tax band: G

Tenure: Freehold









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Approximate Gross Internal Area
Ground Floor = 149.5 sq m / 1609 sq ft (Including Double Garage)
First Floor = 82.6 sq m / 889 sq ft
Total = 232.1 sq m / 2498 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.

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Tim Russ and Company
Tim Russ & Co, 112 High Street - OX9 3DZ
01844 217722 • thame@timruss.co.uk • timruss.co.uk/

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For more information please visit our website.

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