



Fort End House

Fort End, Haddenham, Aylesbury, Buckinghamshire





A superb Grade II listed family home set within beautiful gardens and with the benefit of a separate barn.

Thame 3.2 miles, Oxford 19 miles (trains to London Paddington 40 minutes), M40 (J7) 6 miles
Haddenham and Thame Parkway 0.25 miles (trains to London Marylebone 35 minutes)
(All distances and times are approximate).



Summary of accommodation

Main House

Ground floor: Hallway | Sitting room | Dining room | Kitchen/breakfast room | Drawing room | Boot room | WC

First floor: Principal bedroom with two en suites | Bedroom 2 with en suite | Bedroom 3 | Bedroom 4 | Family bathroom

Second floor: Landing with loft access | Double bedroom

Garden and Grounds

Lawned gardens with colourful borders | Barn | Parking for multiple cars

Situation

Times and distances are approximate.



The nearby market town of Thame, the riverside town of Henley-on-Thames and the city of Oxford provide an excellent range of amenities, including a comprehensive range of shops and supermarkets.



There are a number of well-regarded restaurants nearby, including Le Manoir aux Quat'Saisons in Great Milton, the Sir Charles Napier in Chinnor, and Raymond Blanc's The Black Horse in Thame.



Trains from Haddenham and Thame Parkway to London Marylebone (taking approx. 40 minutes), Birmingham (1 hour 20 minutes). Junctions 6 and 7 of the M40 provide road access to London Heathrow. A 24-hour Oxford Tube bus service to central London runs from Lewknor Turn.



Schools in the area include Stowe, Wycombe Abbey, Winchester House, Lord William's School in Thame, Aylesbury Grammar School, Ashfold and Swanborne preparatory schools. In addition, the university city of Oxford (19 miles), is well known for its superb educational facilities and a wide choice of independent schools. These include the Dragon, Summer Fields, Headington High School, St Edward's and Magdalen College.



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Fort End House is an impressive and beautifully presented five-bedroom family home with well-maintained private gardens. This grade II listed property has a wealth of charm, with the large sash windows and well-proportioned rooms creating a light and airy feel. There are many period features throughout the three reception rooms with a mixture of original parquet flooring, fireplaces, and high ceilings.

On the first floor, there are three double bedrooms, two of which are ensuite, with the principal bedroom having two ensuites. A further single bedroom and a family bathroom. There is a further double bedroom on the second floor.





FLOOR PLAN

Approximate Gross Internal Floor Area

Ground Floor: 117 sq m / 1,256 sq ft

First Floor: 107 sq m / 1,150 sq ft

Second Floor: 29 sq m / 311 sq ft

Outbuilding: 44 sq m / 471 sq ft

Total Area: 253 sq m / 2,717 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

PROPERTY INFORMATION



Gardens and Grounds

Externally, the mature gardens are well-tended and mainly laid to lawn, with large borders filled with colour. The barn is tucked away behind the property and, subject to the necessary planning consents, offers the potential to be converted. There is a large driveway with parking for multiple cars.

Property Information

Tenure: Freehold.

Services: Gas central heating, mains water, mains electrics and mains drainage.

Local Authority: Buckinghamshire Council

Council Tax: G

Postcode: HP17 8EJ

What 3 Words: //woods.simulator.extra

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated: August 2024. Photographs dated: July 2024. Capture Property 01225 667287.

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