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## Hedgehog Way

Haddenham

- Ex show home with upgraded fixtures and fittings
- South facing garden, landscaped in 2024
- Walking distance to Haddenham and Thame Parkway
- Easy access to amenities including shops, schools, garden centre and pubs
- Beautifully presented throughout
- Internal viewing highly recommended

Price £580,000 Subject To Contract



24 Parton Road, Aylesbury, Buckinghamshire, HP20 1NG

Tel: 01296 791960 / 01525 307600 | Email: [Sales@laycoproperties.co.uk](mailto:Sales@laycoproperties.co.uk)

<https://www.laycoproperties.co.uk>



A spacious and beautifully presented, three bedroom detached home, situated on the highly desirable modern development - The Grove. This former show home benefits upgraded fixtures and fittings and features a stunning South facing garden that was landscaped in 2024.

This wonderful, modern home offers spacious accommodation throughout with a light and airy entrance hall leading into a generous sitting room with a window to the front aspect. There is an impressive open plan kitchen/dining room with doors out to a South facing garden allowing for natural light to pour into the kitchen area. The kitchen is fitted with a large range of units with integrated appliances and door leading to the utility area, downstairs cloakroom and internal door into the garage.

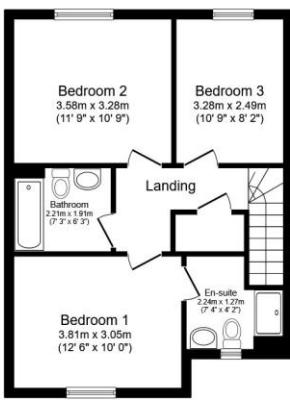
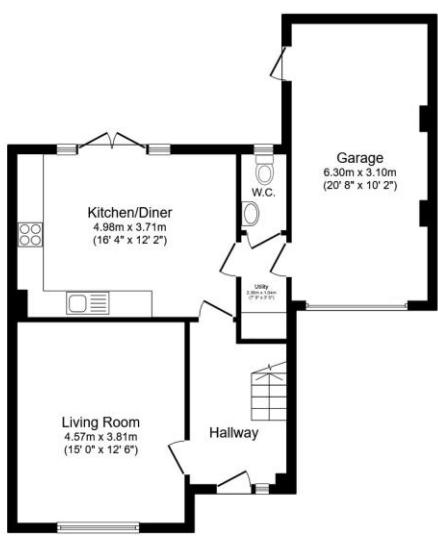
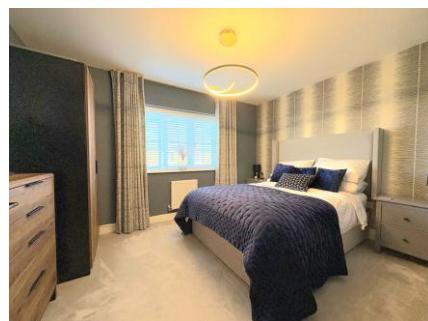
Upstairs the main bedroom is a generous double bedroom with an en-suite shower room. There are two further generously sized bedrooms and a family bathroom.

Outside, the rear garden was landscaped in 2024 to create a stunning South facing garden, perfect for entertaining. The borders are well stocked to provide colour and privacy for a generous patio area, lawn and area of decking. There is an external door into the garage and to the front of the property is a driveway with EV charging point and further garden laid to lawn.

The home is well positioned on the development close by to a children's play area and open green spaces for countryside walks.

Haddenham is a highly sought after village and The Grove is a stunning modern development with an unusually high proportion of green spaces. The property is situated within walking distance to Haddenham & Thame Parkway providing easy access to London, Oxford, Birmingham and more. There is also a regular bus link to Aylesbury and Thame, plus the village offers 3 pubs and a sports bar at Bradmoor Farm, 3 primary schools and nearby secondary and grammar schools, Haddenham garden centre and local shops including Morrisons.

General: Freehold, 6-7 years remaining on the warranty, Buckinghamshire Council, council tax band: E, EPC: B, gas boiler last serviced October 2025.



Total floor area: 118.4 sq.m. (1,274 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

