



6 MAYFLOWER CLOSE
HARTWELL BUCKINGHAMSHIRE

TIM RUSS
& COMPANY



6 MAYFLOWER CLOSE HARTWELL Buckinghamshire

A BEAUTIFULLY PRESENTED LARGE
FAMILY HOME WITH STUNNING
VIEWS OVER ERNEST COOKE
GROUNDS

GUIDE PRICE £750,000



The Property

This super family home has so much to offer. Space, light and flexible accommodation. To the ground floor the spacious entrance hall allows access to all the primary reception spaces. The main sitting room has an attractive woodburning stove and double doors through to the conservatory/sunroom. This space is perfect for entertaining and leads out to the rear garden. There is a second sitting room once again with a wood burning stove and suitably large for you to dine as well if you so wished. The kitchen/ breakfast/family space is also a great size.

The kitchen is well appointed with a range of fitted units and has complimenting worktops. Two glazed double doors access the garden from the family space. A fourth bedroom/ study, utility/shower room completes the ground floor.

To the first floor the principal bedroom enjoys stunning views from the Juliet balcony and a beautifully appointed shower ensuite. The second bedroom has a walk-in shower and windows to both the front and the rear. There is a further bedroom and a large family bathroom with sperate w.c. This home is both large and the accommodation is so flexible and in beautiful order throughout.

Outside

Driveway parking for several motor vehicles will be found to the front along with an area of lawn and double access gates to a further parking area which leads to a substantial double garage. There is a side gate allowing access to something quite special.

A mature sizable garden which is beautifully planted with established planting. There are areas of lawn and a number of attractive terraces which are perfect for entertaining. The best is yet to come. The views are stunning across open countryside. This land is part of the Ernest Cooke Trust and in the far distance The Chiltern Hills.

Location

The renowned Hartwell House Hotel and Spa owned by the National Trust are in close proximity and offers a wonderful experience for meals and afternoon tea. There is an extensive range of countryside walks and bridleways linking the local villages and offering picturesque walks through the beautiful countryside. There is also a popular equestrian centre on the outskirts of Stone.

The village of Stone is linked from Thame to Aylesbury by the A418 and either of the popular market towns can be easily accessed. Thame and Haddenham Parkway Station is also close by giving excellent commuter links to both London Marylebone, Birmingham and Oxford. The village has a useful local shop as well as a popular Village Hall, recreation area, primary school and Church. There are a good selection of public houses and restaurants close by.

Secondary education is excellent three grammar schools close by and an excellent range of primary schools and nurseries. More extensive shops can be found both in Thame and

Aylesbury and can be easily accessed by a reliable bus service which runs on a regular basis

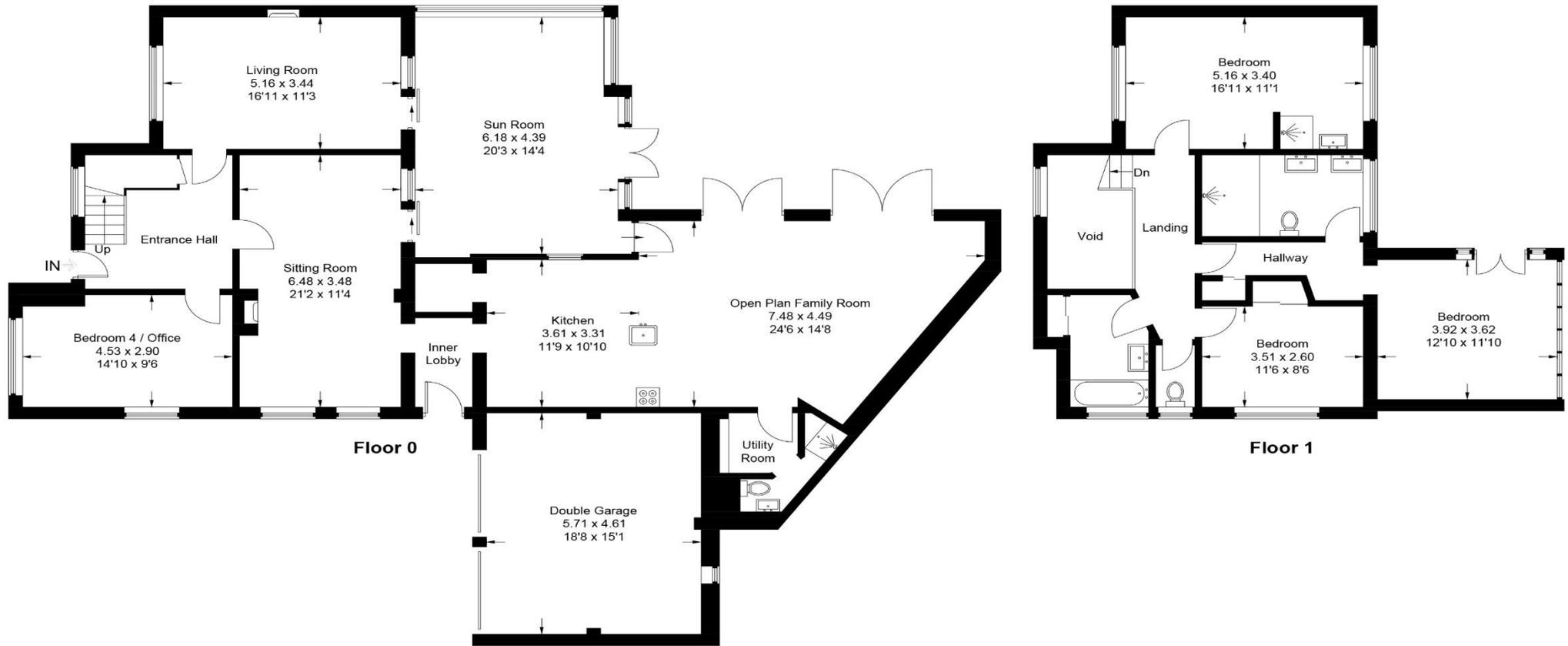
Post code for SatNav: HP17 8QH

Additional Information

- **Council Tax Band - F**
- **EPC Rating – C**
- **Services** – Mains electricity, water, drainage and gas fired central heating
- **Local Authority** – Buckinghamshire County Council
- **Tenure - FREEHOLD**

Ref: TH/3259





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Approximate Gross Internal Area = 240.23 sq m / 2,585.86 sq ft
(Including Double Garage & Excluding Void)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken 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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112 High Street, Thame, Oxon OX9 3DZ

T: 01844 217722

E: thame@timruss.co.uk

www.timruss.co.uk

TIM RUSS
& COMPANY