



5 Lower Farm Close  
Shabbington  
Buckinghamshire, HP18 9HG

Guide Price £665,000

**RB** REASTON BROWN

**An impressive five bedroom detached family home with countryside views, comprising of a stunning kitchen/diner, large living room offering indoor/outdoor living, family bathroom and utility room. The whole set in a desirable rural location close to the market town of Thame.**

On entering 5 Lower Farm, you can immediately see how wonderful this family home is. The spacious, light, and airy hallway leads you off on to the newly fitted wrap around Benchmarkx kitchen, with ample of cupboards and oak wood worktops. The kitchen comprises of a fabulous Rangemaster cooker with induction hobs, Integrated appliances, and underfloor heating. Off the kitchen a utility room can be located, along with the fifth bedroom/home office. The large open living room comprising of a brick and beam fully working, open fireplace, with large floor to ceiling sliding doors bringing the outdoors, in. The rest of the ground floor accommodation comprises of a cloakroom and storage cupboard.

Leading up the carpeted staircase to the first floor accommodation, three double bedrooms, one single bedroom/study and family bathroom awaits, all of which are neutrally decorated with laminate flooring.

Stepping out of the living room the patio to lawn tranquillity awaits you. The garden is perfectly positioned for views out to Brill Hill, Aylesbury Vale and the Chiltern Hills. A wonderful summer house is ideally positioned to catch the last of the evening sun. There is side access leading to the rear garden. The front garden is south facing with parking for three vehicles.

EPC:-D Council Tax Band:-E

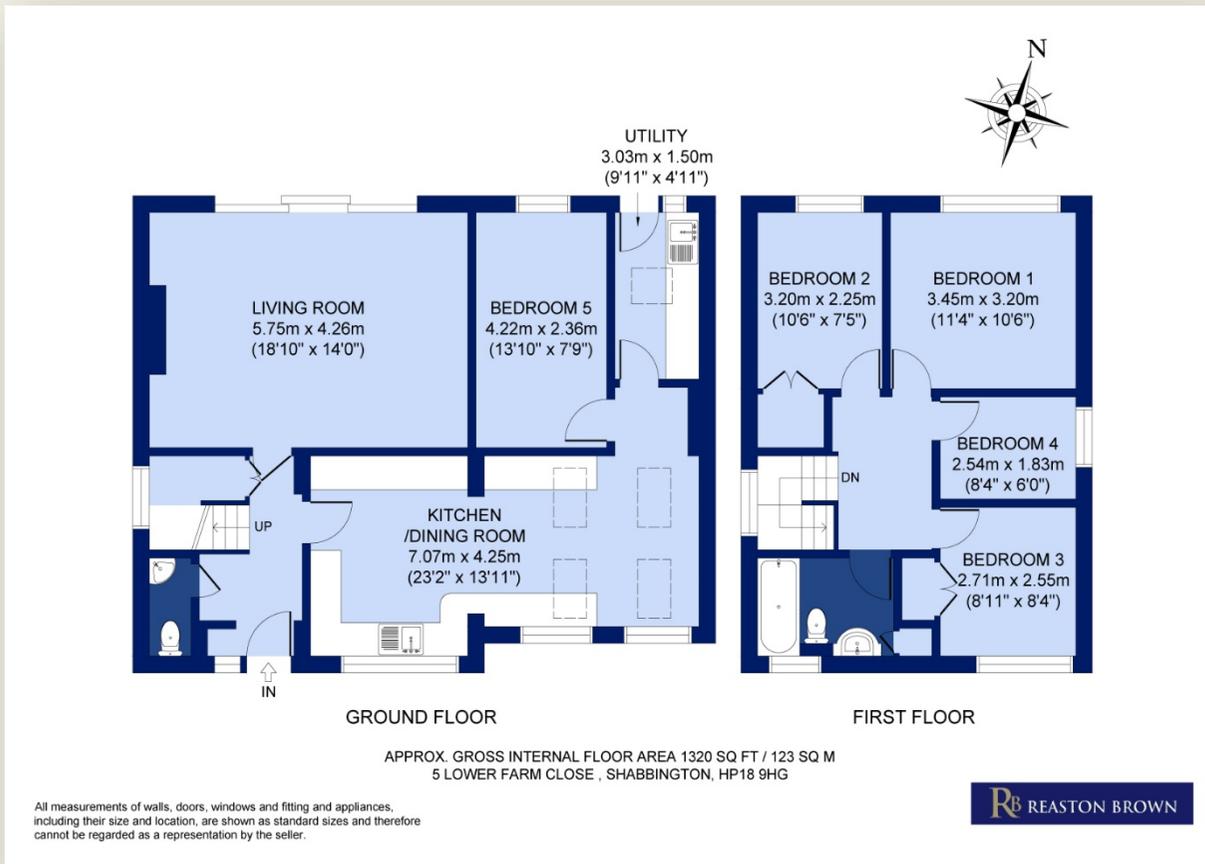
## Situation

**Shabbington** is a desirable village with a popular riverside public house, a picturesque eleventh century church with a bell ringing society, riding school, a village hall, play area, Millennium field and an excellent designated primary school in the neighbouring village of Ickford, which also contains a post office/village shop. Shabbington is also in catchment for the renowned Lord Williams' Secondary School in the nearby market town of Thame and the three grammar schools in the nearby town of Aylesbury. There is also Ashfold public school in the nearby hamlet of Dorton. Further facilities such as doctors and dentist surgeries can be found two miles away in Long Crendon or Thame. There are excellent commuting links to London and Oxford. Marylebone can be reached by rail in thirty four minutes from nearby Haddenham and Thame Parkway Station, also easy access to M40. There are a larger range of facilities to be found in Thame, including a branch of Waitrose, health & leisure centres, award winning gastro pubs, the Phoenix nature trail and several historic buildings.

*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their surveyor or Solicitor.*







*Viewing is Strictly by Appointment through Reaston Brown*

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