



9 Lower Farm Close
Shabbington
Buckinghamshire, HP18 9HG

Guide Price £650,000

RB REASTON BROWN

A Spacious Four-Five Bedroom Family Home Featuring A Stunning Kitchen/Family Room With Island, Large Sitting Room, Utility Room, And South-Facing Garden, Situated In The Peaceful Village Of Shabbington.

9 Lower Farm Close, Shabbington is a beautifully presented four-five-bedroom family home designed for modern living. Upon entering, you are welcomed by a spacious hallway off which is bedroom five and a downstairs shower room. The highlight of the home is the stunning kitchen/family room, featuring a large central island, sleek quartz worktops, and high-end appliances, including two side by side ovens and an Elica induction hob with downdraft extractor. The kitchen is divided into a dining area at one end and a relaxing space at the other, with skylights and bi-fold doors opening onto the south-facing garden. A utility room, located off the kitchen, provides additional storage and space for laundry appliances. The sitting room is spacious, featuring a log burner and bi-fold doors that lead to the garden. The entire downstairs has hard flooring throughout. Upstairs, the landing leads to three well-proportioned double bedrooms, a single bedroom and a family bathroom. The master bedroom offers ample wardrobe space, while the family bathroom is fully tiled and includes an overhead shower, adding convenience and comfort for family living. The private, south-facing garden is perfect for outdoor entertaining, with a patio, lawn, and a summer house. The property benefits from parking for several vehicles, two partially boarded lofts, and air conditioning. Situated in the peaceful village of Shabbington, this home offers a perfect blend of modern comfort and countryside tranquillity, ideal for families seeking both space and style.

EPC:-D Council Tax Band:-E

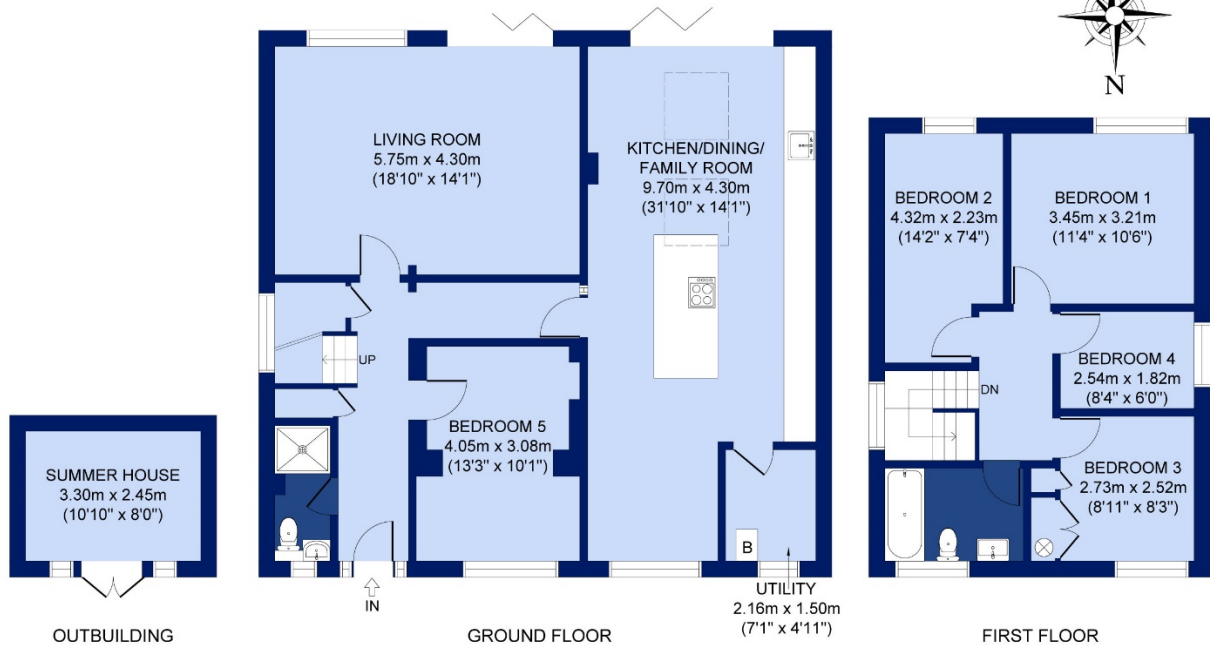
Situation

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.







APPROX. GROSS INTERNAL FLOOR AREA 1658 SQ FT / 154 SQ M
9 LOWER FARM CLOSE, SHABBINGTON, HP18 9HG



All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Viewing is Strictly by Appointment through Reaston Brown

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