



Shawfield, Dorton, Buckinghamshire, HP18 9NH



Shawfield

Quietly tucked away to the end of a small cul-de-sac in the heart of this popular village, this is a substantial 5/6 bedroom modern family home presented in immaculate condition with beautiful level grounds extending to a little over 3.5 acres along with a detached double garage and two further outbuildings.

Downstairs, there is a welcoming reception hall, a large family room with wood burning stove, a formal sitting room with ornate working fireplace and a dining room with French windows into the garden. Beyond is a spacious modern kitchen with a good range of fitted white units and integrated appliances, a breakfast bar and space for a table and chairs. A rear lobby with garden access, a useful utility room and downstairs cloakroom complete the ground floor accommodation. Upstairs, there is a good size master bedroom with ensuite shower room, four further bedrooms and a modern family bathroom. Furthermore, there is a study with extensive fitted cupboards, drawers, shelves and a workstation; this could be reverted to a single bedroom if needed.

Outside, there is parking to the front with a gravel driveway leading alongside the property to a detached double garage. To the rear there is a large and beautifully kept and planted formal garden with seating and outside dining areas. Beyond is an orchard with a variety of mature fruit trees, a very productive vegetable garden, two paddocks and a small copse. In addition, there is a field shelter, a useful modern barn, a garden shed, a poly-tunnel and two greenhouses. The paddocks have a separate roadside access and metered water supply.

Accommodation

Ground Floor

Reception Hall, Family Room, Kitchen/Breakfast Room, Sitting Room, Dining Room, Utility Room, Cloakroom.

First Floor

Master Bedroom with Ensuite Shower Room, Four Further Bedrooms, Study/Bedroom 6, Family Bathroom.

Outside

Front Garden with Parking, Gravel Driveway and Detached Double Garage, Formal Gardens, Orchard, Vegetable Garden, Two Paddocks with Additional Separate Access.



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Dorton

The picturesque and rural village of Dorton is set in beautiful rolling countryside between Bicester, Aylesbury and Oxford. The renowned independent prep school, Ashfold, is located here. The nearby village of Long Crendon, about 3 miles away, offers a very good range of local amenities to include shops, pubs, restaurants, doctors and dental practices, a library and churches of several denominations, along with a variety of sporting and social clubs. The popular gastro-pubs, The Hundred of Ashendon, located in Ashendon, and the Pointer, located in Brill, are both within about 2 miles.

More comprehensive recreational, sporting, shopping and schooling facilities can be found in the market town of Thame, about 5 miles away, and in Bicester, Aylesbury and Oxford, about 11, 12 and 17 miles away respectively.

Fast train services from Haddenham and Thame Parkway to London Marylebone are now within 35 minutes and there is a new train connection to Oxford Parkway, making this an ideal commuter village.



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Directions

Leave Thame in a north-westerly direction travelling on the B4011 towards Long Crendon. Upon arrival in the village and at the mini-roundabout, turn right towards Chearsley. Turn left into the Chilton Road and travel out of the village towards Chilton. Proceed into Chilton, follow the village road down to a sharp left hand bend and then take the right turn towards Dorton. Arrive in Dorton, follow the road around to the left, then right and the turning into the road leading to Shawfield can be found after a short distance on your left.

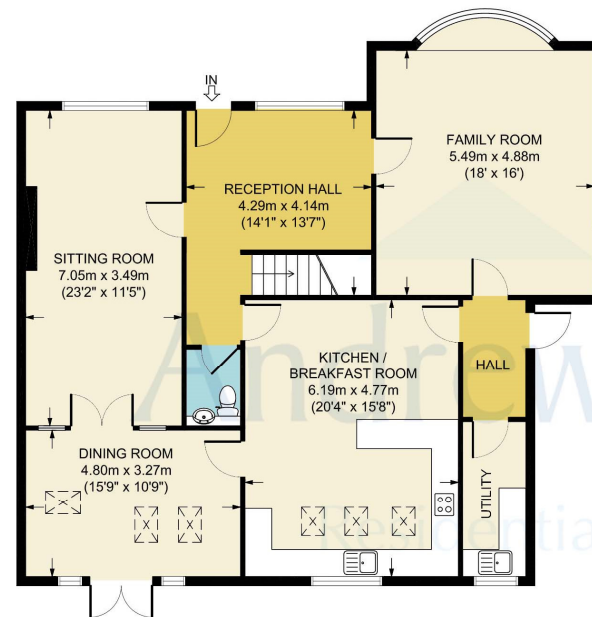
Transport Links

M40 Motorway (Junction 6) - 10 miles.

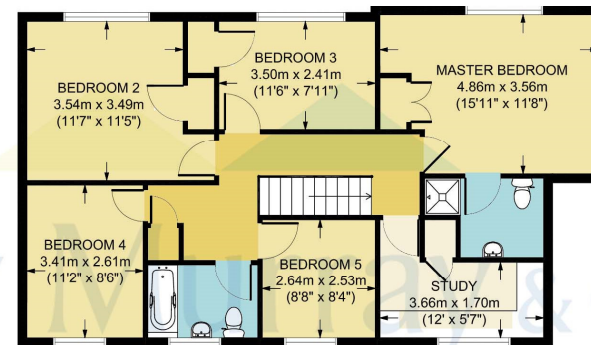
Haddenham and Thame railway station - 7 miles - (London Marylebone from 35 minutes).

Tenure

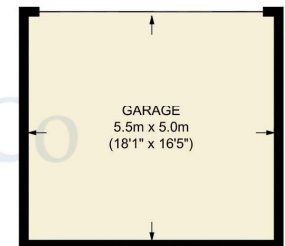
Freehold.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1399 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 926 SQ FT



GARAGE
GROSS INTERNAL
FLOOR AREA 291 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 2616 SQ FT / 243 SQ M
SHAWFIELD HP18 9NH



Services

Mains electricity, water and drainage. Oil fired central heating.

Local Authority

Aylesbury Vale District Council

Tax Band

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