



Lucas Row
SHABBINGTON


Colombs

11 Lucas Row
Ickford Road
Shabbington
Bucks HP18 9HN

A stunning development of just three individual four bedroom detached contemporary family homes which have been architecturally designed by Christine Homes and situated on the edge of the village of Shabbington.

Entrance porch | Reception hall | Cloakroom | Living room | Dining room / family room | Utility room | Kitchen / breakfast / family room | Master bedroom with en suite shower room | Guest Bedroom with en suite shower room | Two further double bedrooms | Family bathroom | Open bay double carport with additional parking | Part walled landscaped gardens

Description

Lucas Row is a superb development of three contemporary four bedroom individually designed houses built with flair and style by the renowned local developer Christine Homes, who specialise in building bespoke homes to an extremely high specification within South Buckinghamshire and Oxfordshire.

The properties at Lucas Row have been designed so that the rooms take advantage of the location with the living rooms and the stunning kitchen / breakfast / family rooms all enjoying lovely outlooks over the landscaped rear gardens with the remainder of the reception rooms enjoying an outlook toward the front.

The accommodation in the properties is over two floors with each house having three separate reception rooms. The spacious living rooms enjoy an open aspect with bi folding doors opening onto the rear sun terraces and partly walled gardens and there are two further reception rooms as well as attractive well designed bespoke kitchen / breakfast / family





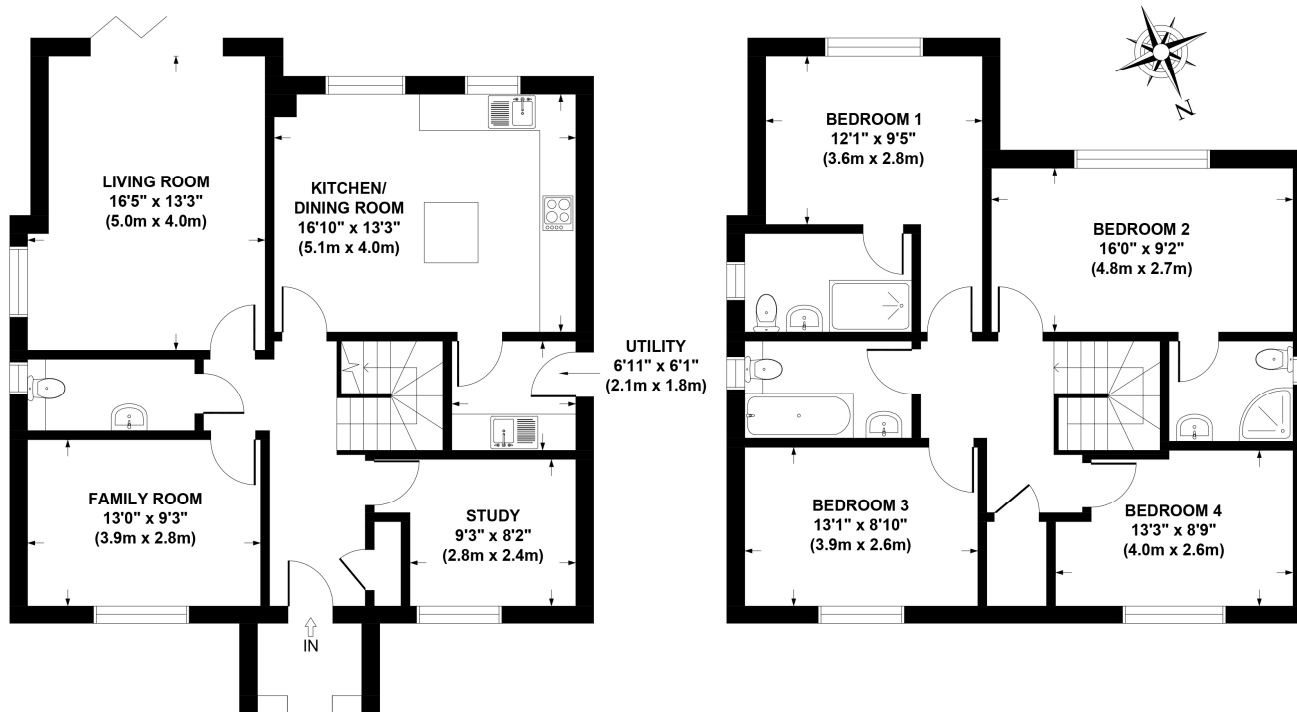
rooms fitted with comprehensive range of cupboards by Hacker with integrated appliances including, oven, hob, extractor fan, dishwasher and fridge freezer with central island with attractive dining / living area with patio doors opening onto the sun terrace for al fresco dining and entertaining. There are well appointed utility rooms and a separate cloakroom. On the first floor the master bedrooms with vaulted ceilings enjoy views over the rear and benefit from contemporary en suite shower rooms. There are also guest bedrooms with further ensuite shower rooms in No 11 and 15 along with two further double bedrooms. Whilst No 17 has a master bedroom with en suite and three further double bedrooms and a family bathroom

The quality of the properties is evident throughout with the bathrooms all being fitted with Villeroy and Boch sanitary ware. Heating is provided by an Air Source Heat Pump with underfloor heating to the ground floors and radiators providing heating to the first floor.

The gardens have been landscaped and are fully enclosed with sun terraces whilst to the front there are double open bay carports and additional parking with lockable garden stores.

Situation

Shabbington is surrounded by scenic countryside and located only 3 miles from the bustling historic market town of Thame with its vast array of independent local stores cafes, public houses and restaurants plus a weekly street market every Tuesday. Shabbington has a lively community spirit and active Village Hall. The local primary school is minutes away in the village of Ickford and the local public house, The Old Fisherman is set on the banks of a tributary to the river Thame with very pretty surroundings and is popular with young families in the summer. Shabbington is conveniently situated for the M40 motorway and Thame and Haddenham Parkway Railway station is approximately 5 miles away giving rail access to London Marylebone and Birmingham,



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 889 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 818 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1711 SQ FT / 159 SQ M

PLOT 1 LUCAS ROW, SHABBINGTON, HP18 9HN

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.

Directions

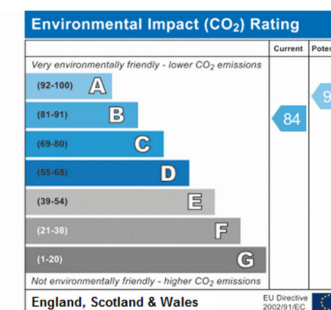
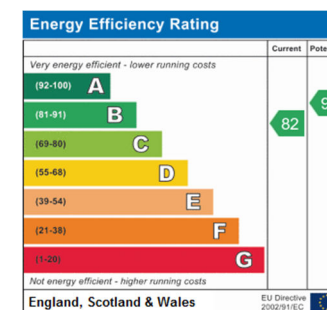
From our offices in the High Street proceed right and head upto the Oxford roundabout and take the 2nd exit. Turn right towards Shabbington and follow the road over the bridge and round towards Ickford. The properties can be found on the left hand side clearly indicated by our 'For Sale' board.

Viewings

All viewings are strictly by appointment through Colombs Estate Agents.

Mortgage Advice

Contact Colombs who can introduce you to our Professional Financial Advisors.



These particulars and floor plans are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract. The plans and particulars are intended as a guide only. Dimensions are approximate and not to scale. Whilst every care has been taken with the preparation of the details all information is given in good faith, but prospective purchasers must satisfy themselves. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Colombs Estate Agency cannot be held responsible for any faults found or for any expense incurred by prospective purchasers.

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