



8 Lower Farm Close
SHABBINGTON

8 Lower Farm Close Shabbington Bucks HP18 9HG

A recently extended and re-modelled 4 bedroom detached family home with a modern contemporary feel throughout set in the popular village of Shabbington.

Price £595,000

Entrance Hall| Sitting Room| Kitchen/Breakfast room/Family room| Utility Room| Sitting Room| Cloakroom| Master Bedroom with en suite shower room| Three further Bedrooms| Family Bathroom| Garage and driveway parking| Southerly facing gardens| Cul de sac location|

8 Lower Farm Close is a delightful contemporary 4 bedroom recently extended and re modelled detached family home that is set in the pleasant and popular Buckinghamshire village of Shabbington in a quiet cul du sac location in the heart of the village within easy driving distance of the picturesque market town of Thame. The property has been cleverly extended by the current vendors ideal for today's modern family lifestyle.

The accommodation on the ground floor is spacious and comprises of superb well planned contemporary open plan modern high gloss fitted kitchen with a range of integrated appliances with granite work surfaces open to the dining and family area where there is ample space for dining table and chairs and sofas for relaxed family living with doors leading out onto the sun terrace overlooking the rear gardens. From the family room there is access to the sitting room with open fireplace, which is double aspect enjoying views over the gardens. There is a well-appointed utility room and cloakroom also on the ground floor.





From the reception hall, there is access to the first-floor galleried landing. There is a spacious master bedroom with a contemporary en-suite shower room with walk in shower and three further bedrooms with a well-appointed family bathroom. The property benefits on the ground floor to tiled floors to the kitchen/family room and wet areas and a timber floor to the sitting room.

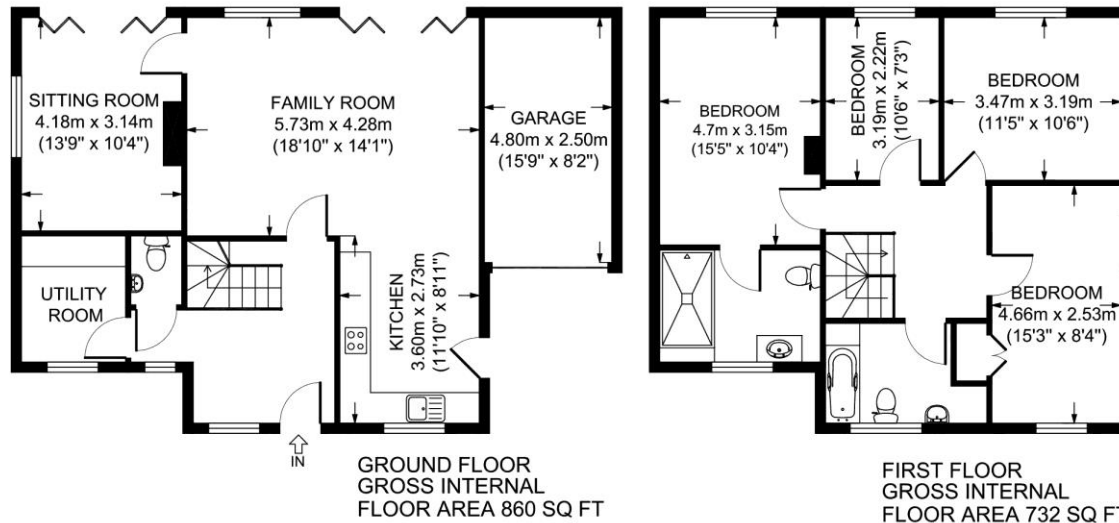
Outside the property there is an extensive gravelled driveway providing parking and double timber gates leading to the garage at the side of the property. The house is situated on a good sized corner plot and the gardens are located to the rear and side of the house. There is a wide sun terrace ideal for al fresco dining, and the remainder of the gardens are laid to lawn with shrub and flower borders enjoying a southerly aspect.

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.



Thame is nicely positioned for the commuter with links to London. The Train station at Haddenham some 5 minutes' drive from Thame provides a direct route to London Marylebone in some 36 minutes, whilst the M40 motorway is a short drive from Thame providing access to the national motorway networks. Oxford City Centre is approximately 20 minutes away where there are excellent shopping facilities.



APPROX. GROSS INTERNAL FLOOR AREA 1590 SQ FT / 147 SQ M
8 LOWER FARM CLOSE SHABBINGTON

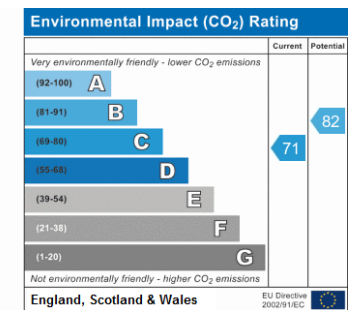
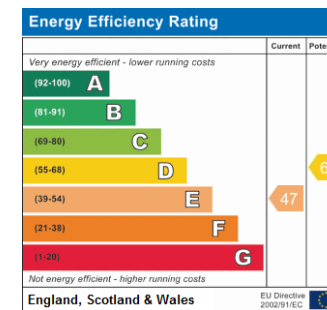
All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Directions

From Thame High Street head towards the Oxford Road past Lord Williams's School and at the roundabout take the 2nd exit towards Oxford, after a short while take the 1st turning on the right signposted Shabbington / Ickford / Worminghall and follow the road past The Old Fisherman on the bend and turn right into Crendon Road. Continue along the Crendon Road and take the second turning on the left into Marsh road. Proceed along and take the next turning on the right into Lower Farm Close and number 8 will be found at the head of the cul du sac on the right-hand side.

Viewings

All viewings by strictly by appointment only through Colombs Estate Agents.



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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