

# Shabbington

2 Morton King Close | Shabbington | Bucks | HP18 9XU





Price O.I.E.O £800,000

## ACCOMMODATION

A spacious 4 bedroom detached home  
Beautifully presented throughout  
Good sized reception hallway & cloakroom  
Well appointed kitchen / dining room  
Elegant sitting room with wood burner  
Downstairs study and utility area  
Main bedroom with en suite bathroom  
Three further double bedrooms  
Delightful gardens to the rear with views  
Ample driveway parking to front for 4 cars



A beautifully presented 4 bedroom detached family home situated within the village of Shabbington with lovely countryside views from the rear of the garden. It offers spacious accommodation throughout with an impressive kitchen / dining room with an extensive range of Shaker style units, range style stove and ample space for dining table and chairs. There is both a study and cloakroom as well as a useful utility area to garage





The sitting room has a feature fireplace with woodburning stove and doors opening out onto the rear garden and patio area. On the first floor the main bedroom is particularly spacious with a range of built in wardrobes and en suite bath and shower room. The 2<sup>nd</sup> bedroom benefits from a walk in wardrobe whilst bedrooms 3 & 4 are both doubles. The landing area has space for an further study / sitting area if required. To the rear the garden benefits from a spacious patio area with steps up to the lawned area overlooking fields. To the front there is ample driveway parking for 4 cars and part garage storage space and the remainder being the utility area.

## KEY FEATURES

- An immaculately presented & spacious 4 bedroom detached family home
- Sympathetically updated throughout by the current owners
- Situated within the village of Shabbington with thriving village community
- Within a short drive of Thame and its extensive local amenities & shops
- A short drive to Thame & Haddenham Parkway Station and bus routes
- Excellent nearby Primary Schools and Secondary Education
- OFFERED FOR SALE WITH NO ONWARD CHAIN.



## Shabbington

The pretty village of Shabbington is surrounded by scenic countryside and located only 3 miles from the market town of Thame which has a good range of shops, cafes and amenities. Shabbington has a lively community with an active Village Hall and popular local pub. There is a popular Primary School in Ickford and excellent secondary education in both Thame, Aylesbury and Wheatley. For commuters the M40 is a short drive away giving access to London, Oxford and Birmingham as well as Thame & Haddenham Parkway Station being approximately 5 minutes away with to trains to London Marylebone taking 36 minutes. There are lovely walks direct from the property via a network or popular footpaths.

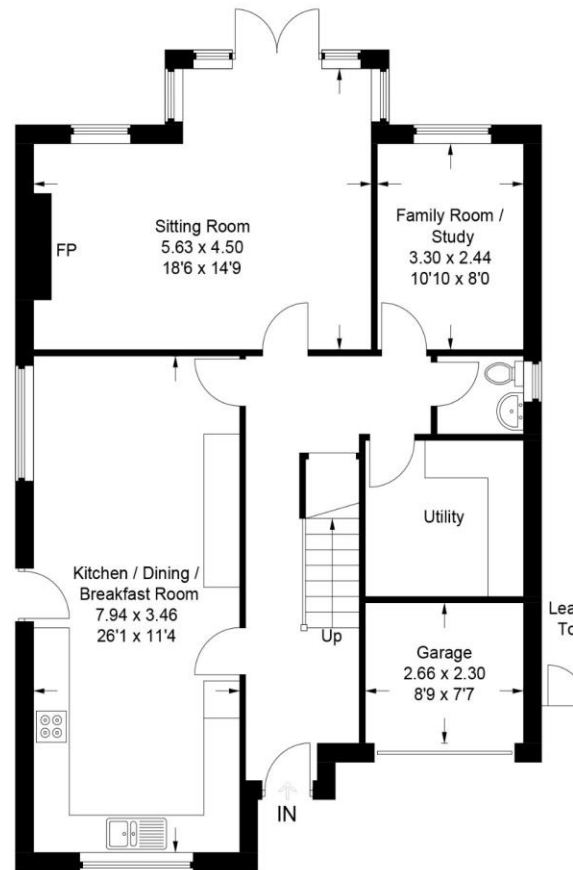
Local Authority – Aylesbury Vale

Council Tax - F

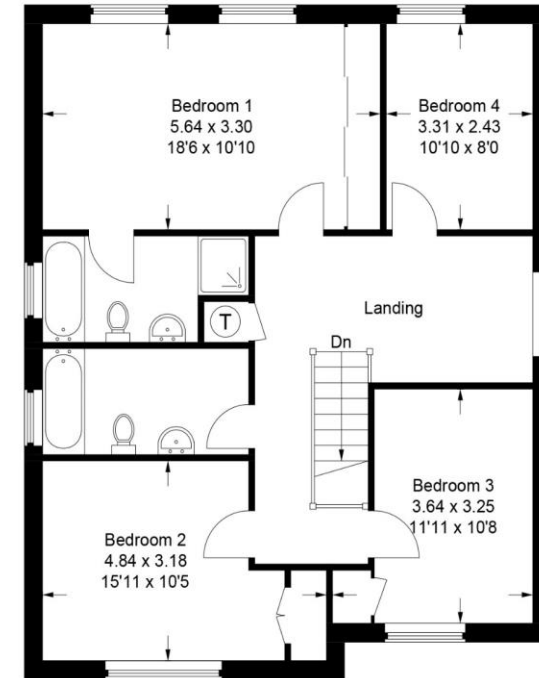
EPC - F

## 2 Morton King Close

Approximate Gross Internal Area  
Ground Floor = 89.8 sq m / 967 sq ft  
First Floor = 81.6 sq m / 878 sq ft  
Total = 171.4 sq m / 1,845 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.