



LOWER FARM CLOSE
SHABBINGTON

TIM RUSS
& COMPANY



LOWER FARM CLOSE SHABBINGTON BUCKS HP18 9HG

A spacious, extended and beautifully presented high specification family home. Large garden and wonderful views.

GUIDE PRICE £725,000



The Property

The entrance to this most impressive home opens into a spacious hallway with doors opening to an extended and fitted kitchen. There is a dining room opening to a wonderful snug, which looks out over the attractive rear aspect.

Additionally, accessed from the hallway is a generous living room of 19' x 14' which is particularly bright, spacious and benefits from spectacular views to the rear garden and further over the countryside. A well appointed downstairs cloakroom concludes the ground floor accommodation.

To the first floor is the Master Bedroom which has open countryside views to rear and features a spacious and well appointed en-suite bath and shower room. There are 3 further bedrooms on the first floor, all of which are a good size.

The main family bathroom on the 1st floor has been re-fitted and this completes the accommodation.

Outside

To the rear is an extended, (additional land purchased) garden which has been mainly laid to lawn and benefits from a large patio area. This is a superb feature of the home and is further enhanced with its open outlook.

To the front of the property, there is provision for multiple off road parking and a front garden which has mainly been laid to lawn.

Location

Shabbington is a delightful semi-rural village close to the historic market town of Thame (2.5 miles approx) and some 12 miles from Oxford City. The village is home to The Old Fisherman, a renowned restaurant/public house. There is a good community spirit in the village and many social events are centred around the church and the village hall.

Shabbington is surrounded by open countryside with many footpaths and bridle ways.

For the commuter, Shabbington is conveniently situated for easy access to the M40 motorway and national motorway networks with the railway station in Haddenham (approx 5 miles) providing a regular service to London Marylebone, with the fast train arriving in under 40 minutes.

Post code for SatNav: HP18 9HG

Mortgage

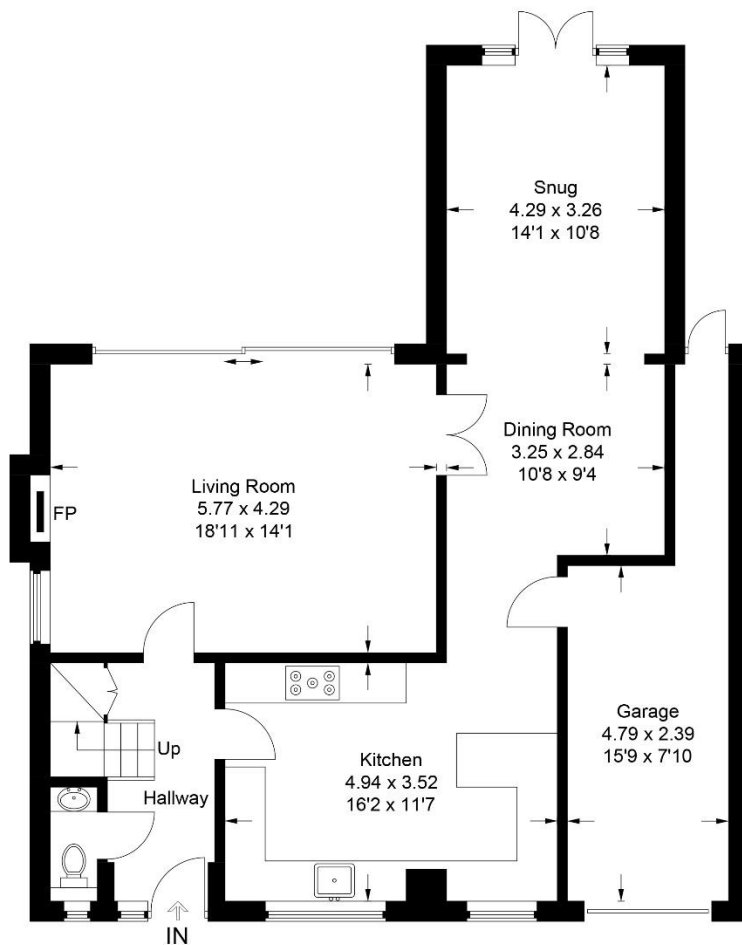
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Additional Information

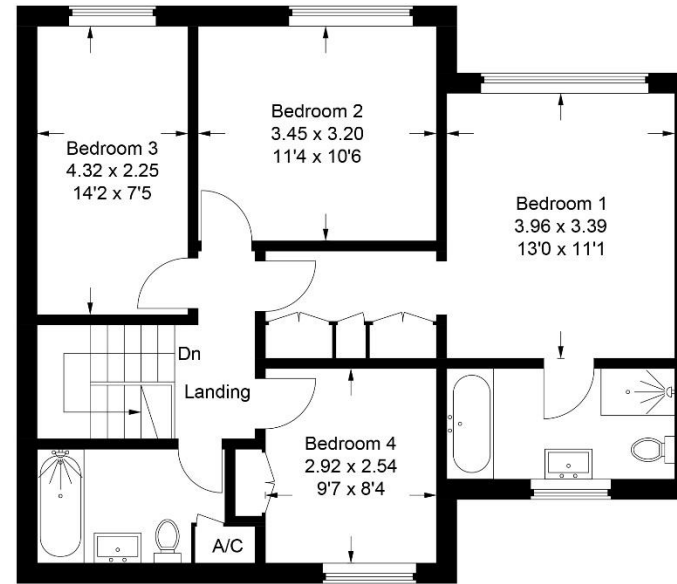
- **Council Tax Band - D**
- **EPC Rating – D**
- **Services** – Mains electricity, water, drainage and oil fired central heating
- **Local Authority** – Buckinghamshire County Council
- **Tenure - FREEHOLD**

Ref: TH/3306





Ground Floor



First Floor

Lower Farm Close, Shabbington, HP18 9HG

Approximate Gross Internal Area
 Ground Floor = 96.6 sq m / 1,040 sq ft
 (Including Garage)
 First Floor = 68.0 sq m / 732 sq ft
 Total = 164.6 sq m / 1,772 sq ft

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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