

# SHIRE BARN

MARSH ROAD, SHABBINGTON, BUCKINGHAMSHIRE HP18 9HF



HAMNETT  
HAYWARD

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**A three bedroom barn conversion with large garden, extensive off street parking and beautiful rural views**

Tucked away at the end of a single track lane, Shire Barn offers a rare opportunity to acquire a beautiful three bedroom barn converted in 2013 to an extremely high specification throughout.

With contemporary open plan living at the heart of the design, this beautiful barn features a stunning 33' vaulted reception room zoned into three distinct living areas. The kitchen has been fitted with an extensive range of painted shaker style base and wall units with granite worktops and a range of Neff integrated appliances. A low level wall divider creates a natural break with the remaining living area which has space for a large dining table and a lovely sitting area. The room is extremely bright and airy with exposed ceiling timbers and beautiful views over the surrounding farmland.

The bedroom wing also doesn't disappoint with a spacious (almost square) principle bedroom with en-suite shower room, second double bedroom with built-in wardrobes and a third bedroom which could also be used as a study. Bedrooms 2 & 3 are served by a modern bathroom with shower above the bath.

Outside and of particular note is the lovely semi-rural setting with elevated views over surrounding paddock land. Approached via a five bar gate the barn includes a sweeping gravel drive with parking for a number of vehicles which in turn opens onto gardens laid predominantly to lawn with well stocked borders. The gardens extend to two sides of the barn and are enclosed by a mature beach hedge. There is also side access to the rear of the barn which includes a storage shed and external oil fired boiler.

Shire Barn offers a wonderful combination of contemporary design and character features set in an idyllic semi-rural location yet within sticking distance of Thame, Haddenham & Thame Parkway mainline railway and the M40 motorway.

“A THREE BEDROOM BARN CONVERSION OFFERING CONTEMPORARY OPEN PLAN LIVING OF THE HIGHEST STANDARD”



## AT A GLANCE

- Outstanding contemporary barn conversion finished to an extremely high specification
- Vaulted 33' reception room and three bedrooms
- Stunning semi-rural setting in popular Buckinghamshire village
- Generous mature garden with extensive off street parking



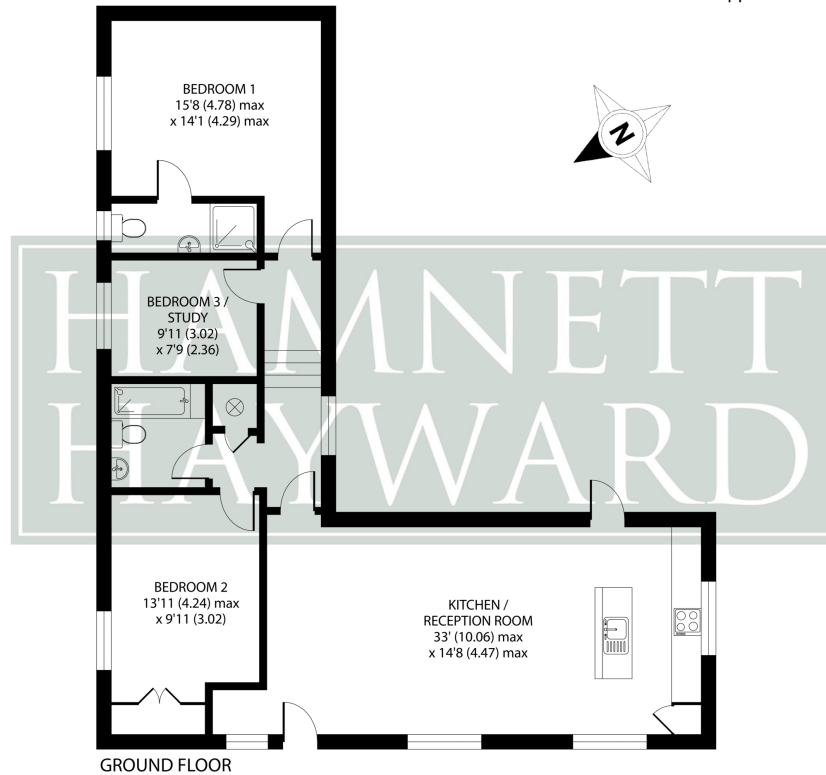
## SUMMARY

- Vaulted 33' reception room zoned into kitchen, dining room and living area
- Inner hall
- Principle bedroom with en-suite shower room
- Second double bedroom
- Bedroom three/study
- Bathroom
- Large gravel drive
- Enclosed gardens to two sides
- Idyllic tucked away location at the end of a single track lane
- Modern conversion in 2013 with high levels of insulation, double glazing and a bespoke finish
- Underfloor heating
- Popular Buckinghamshire village location

## Shire Barn, Marsh Road, Shabbington, Aylesbury, HP18

Approximate Area = 1041 sq ft / 96.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Hamnett Hayward Ltd. REF: 1179351

## LOCATION

Surrounded by beautiful rolling countryside is the attractive village of Shabbington located just 3 miles from the historic market town of Thame. Its historic St. Mary Magdalene church dates as far back as the XI century and the Fisherman public house and restaurant enjoys an imposing location on the river. The Millennium field with its 5 acres of land is an open recreation ground held in trust for the benefit of the village. A bus service operates between Aylesbury and Oxford and includes Thame within its route. The Oxford John Radcliffe hospital is well placed. Further facilities and amenities are located in nearby Thame which includes reputable schools, a Health Centre, numerous sports clubs, restaurants, public houses and shops, including a large Waitrose. For the commuter, junction 8 of the motorway is located just 4.5 miles away and Haddenham & Thame Parkway (5 miles) offers a comprehensive train service into London Marylebone in approximately 40 mins. Education facilities include catchment for both the Buckinghamshire Grammar system and Lord Williams's secondary School.

## ADDITIONAL INFORMATION

Services: Mains water & electricity

Heating: Oil fired underfloor central heating

Energy Rating: C (74) Potentially B (85)

Local Authority: Buckinghamshire Council

Postcode: HP18 9HF

Council Tax Band: E

Tenure: Freehold

GUIDE PRICE **£625,000**



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