

# 3 MORTON KING CLOSE

SHABBINGTON, BUCKINGHAMSHIRE. HP18 9XU



HAMNETT  
HAYWARD



# 3 MORTON KING CLOSE

SHABBINGTON BUCKINGHAMSHIRE. HP18 9XU

**A stunning four/five bedroom detached family home enjoying lovely gardens and magnificent views over adjoining countryside**

Originally constructed approximately twenty five years ago by a local builder this wonderfully proportioned family home offers stylish accommodation including a recently constructed open plan kitchen/dining/sitting room extension, with bi-fold doors providing outstanding views of the gardens and adjoining open countryside. The current owners have transformed this sleepy property into a wonderfully stylish family home, enjoying substantial and adaptable accommodation flooded with natural light.

Ideally positioned within a small development of just four detached homes, 3 Morton King Close sits on the edge of this rural Buckinghamshire village, close to fabulous footpaths for rural dog walks and adjoining open countryside with uninterrupted views of the Chiltern escarpment. Internally the property has generous accommodation arranged over two floors and particular mention is made of the beautiful open plan rear extension, incorporating a kitchen, dining room and sitting room with an open fireplace. The kitchen itself is well equipped with a range of fitted appliances including an induction hob, integrated electric extractor, twin 'John Lewis' double ovens, dishwasher and a washing up basin with Quooker boiling tap. Further accommodation includes a large entrance hall, a lovely sitting room with open fireplace, a study/gym, family room, utility, laundry and cloakroom. To the first floor is a large landing with a window providing scope for a fifth bedroom, a master bedroom with a generous en-suite bathroom, three further bedrooms and a recently re-fitted family bathroom with a walk in shower.

Externally the property is approached by a driveway with parking for ample vehicles in front of a garage with electric roller door and personal access to the property. Gated access is available into the garden from both sides, the rear garden has been carefully manicured and extends to approximately 50' in length with a post and rail fence at the bottom, adjoining open farmland. The garden is laid predominantly to lawn with a recently laid stone terrace with grey flags. Timber sleepers provide a divide to the garden and steps extend to the formal lawn and at the bottom of the garden is a timber deck providing the perfect position for evening sunshine and the wonderful views.

"A FABULOUS FAMILY HOME RECENTLY EXTENDED TO PROVIDE A STUNNING OPEN PLAN GLAZED KITCHEN EXTENSION TO THE REAR WITH UNINTERRUPTED VIEWS TOWARDS THE CHILTERN HILLS"



## AT A GLANCE

- Four/five bedroom detached family home within a popular Buckinghamshire village
- Beautifully presented accommodation extending to 2,174 sq.ft
- Stunning open plan kitchen/dining/sitting room extension with glazed bi-fold doors
- Landscaped gardens adjoining open countryside
- Garage and off street parking
- London Marylebone in just 37 minutes from Haddenham & Thame parkway





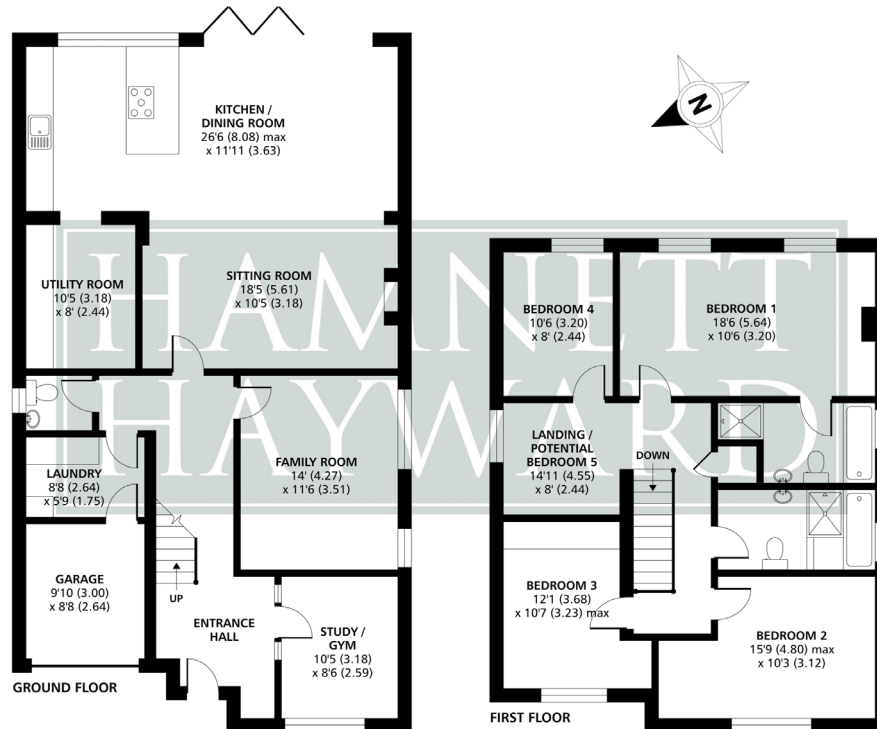
## SPECIFICATION

- Entrance hall
- Cloakroom
- Fabulous 26' kitchen/dining room extension with glazed bi-fold doors to rear garden and views over adjoining countryside
- Well equipped kitchen with island and Quooker tap
- Utility room and separate laundry
- Open plan sitting room with open fireplace
- Family room
- Study/gymnasium
- 18' Master bedroom with en-suite bathroom and magnificent views over countryside
- Three further bedrooms
- Large landing/potential for bedroom five
- Family bathroom
- Liquid gas fired central heating
- Landscaped gardens extending to approximate 50' in length, adjoining open countryside
- Ample off street parking to the front
- Garage
- Outstanding views over adjoining countryside
- Small exclusive development within a popular Buckinghamshire village
- London Marylebone in just 37 minutes from Haddenham & Thame parkway

## Morton King Close, Shabbington, Aylesbury, HP18

Approximate Area = 2174 sq ft / 201.9 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Hamnett Hayward Ltd. REF: 939757

## 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 6 of the motorway is located just 11 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

**Tenure:** Freehold

**Services:** Mains water, electricity & drainage

**Heating:** LPG gas fired to wet radiator system, under floor heating to kitchen extension

**Energy Rating:** Current D - 69 Potential B - 82

**Local Authority:** Buckinghamshire county council, Aylesbury area

**Postcode:** HP18 9XU

**Council Tax:** Band F



HAMNETT HAYWARD

42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: thame@hamnetthayward.co.uk