



2 Lower Farm Close
Shabbington
Buckinghamshire, HP18 9HG

Guide Price £525,000

RB REASTON BROWN

A Four Bedroomed, Detached Family Home, , In The Picturesque Village Of Shabbington, Close To Thame. Country Walks And Good Schooling.

2 Lower Farm is a four-bedroom detached home located in the picturesque village of Shabbington. As you step through the front door, you are greeted by a spacious hallway and a convenient downstairs cloakroom, complete with a white tiled basin and radiator. The ground floor offers a versatile layout. The front-facing kitchen is equipped with wooden-style units, a tiled backsplash, and space for a washing machine. It also includes floor and wall units, a freestanding cooker, and other essential white goods. A door from the kitchen provides direct access to the single garage.

The large sitting room and dining area form the heart of the home, a charming log burner, creates a cosy ambiance. Off the sitting room, an office with a garden view offers a tranquil workspace, boasting laminate flooring and ample lighting. Additionally, the property includes a UPVC sunroom or conservatory, perfect for enjoying the outdoors from the comfort of your home. Ascending the stairs from the hallway, you will find four well-appointed bedrooms and a family bathroom. The bathroom is fully tiled and includes a shower, a white toilet basin, and radiator. The landing is bright and airy, leading to the first bedroom, which comfortably fits a double bed and overlooks the front of the property. The second bedroom-is ideal as a child's room, nursery, or study, offering serene views over the Chiltern Hills and the farmland beyond. The master bedroom is a spacious retreat with fitted wardrobes, and picturesque views of the Chiltern Hills. The fourth bedroom faces the Chiltern Hills and includes fitted wardrobes and ample cupboard space. Additional storage is provided by a large, deep wardrobe on the landing. The stairwell benefits from a large side window, enhancing the brightness of the space.

Externally, Two Lower Farm features a mature garden with borders of shrubs, trees, and an apple tree. A pond adds to the charm, while a raised gravelled area is ideally positioned to catch the sun, making it a perfect spot for outdoor relaxation. The property also includes side and back access, with a shed and a half-converted single garage offering additional storage and utility space and off road parking for two cars. This property is a wonderful chance to refurbish and extend STPP making it an ideal family home in the sought-after village of Shabbington.

NO CHAIN

EPC: D Council Tax E Freehold

Situation

Shabbington is a desirable village with a popular riverside public house, a picturesque eleventh century church with a bell ringing society, riding school, a village hall, play area, Millennium field and an excellent designated primary school in the neighbouring village of Ickford, which also contains a post office/village shop. Shabbington is also in catchment for the renowned Lord Williams' Secondary School in the nearby market town of Thame and the three grammar schools in the nearby town of Aylesbury. There is also Ashfold public school in the nearby hamlet of Dorton. Further facilities such as doctors and dentist surgeries can be found two miles away in Long Crendon or Thame. There are excellent commuting links to London and Oxford. Marylebone can be reached by rail in thirty four minutes from nearby Haddenham and Thame Parkway Station, also easy access to M40. There are a larger range of facilities to be found in Thame, including a branch of Waitrose, health & leisure centres, award winning gastro pubs, the Phoenix nature trail and several historic buildings.

The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their surveyor or Solicitor.







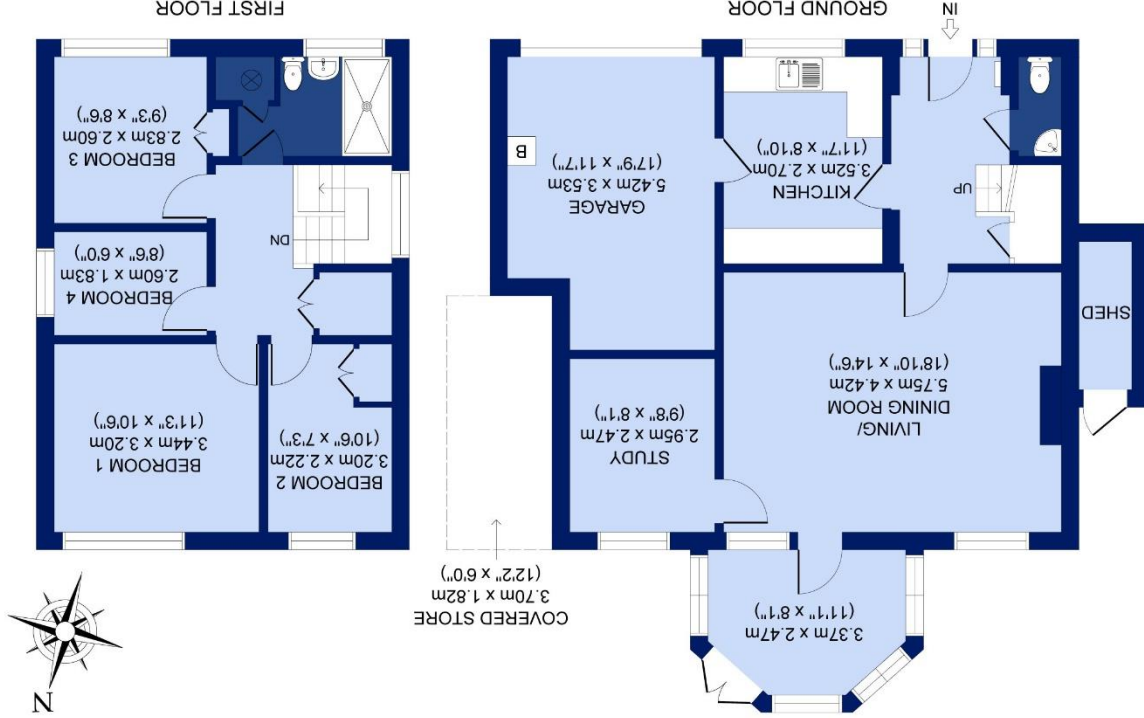
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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.