



3 Morton King Close,
Shabbington, Buckinghamshire,
HP18 9XU

Guide Price £850,000

RB REASTON BROWN

An Exceptional Four Bedroom Detached Home With Breathtaking Countryside Views Offering Over 2170 Square Feet of Accommodation.

Open-Plan Living Area, Stylish Kitchen, Master Suite, Family Bathroom, Enclosed Rear Garden.

Nestled within a small and exclusive development of just four homes, this beautifully appointed family residence enjoys a prime position on the edge of a charming Buckinghamshire village. Boasting uninterrupted views of the Chiltern escarpment and adjoining open countryside, this property has been thoughtfully extended and stylishly transformed to offer elegant yet practical living spaces flooded with natural light.

A spacious and inviting entrance hall leads to a beautifully proportioned family room, complete with an open fireplace. At the heart of the home is a breathtaking open-plan kitchen, dining, and sitting room extension—an exceptional space designed for modern living. Expansive bi-fold doors create a seamless transition to the landscaped gardens, framing uninterrupted countryside views. The kitchen itself is superbly appointed with premium appliances, including an induction hob, twin double ovens, an integrated extractor, a dishwasher, and the added luxury of a Quooker boiling tap.

A well-designed utility room provides additional convenience, featuring a sink and ample space for extra fridges or wine coolers. The garage has been thoughtfully reconfigured, with one half transformed into a dedicated laundry room, offering space for a washing machine, tumble dryer, and generous drying facilities, while the remaining section has been retained for valuable storage.

At the front of the house, a versatile study offers the flexibility to serve as an additional bedroom if needed. This floor is completed by a well-appointed cloakroom, adding convenience to this thoughtfully designed home.

Upstairs, a spacious landing presents scope for a large reading / office area, while the principal suite benefits from a generous en-suite bathroom. Three further bedrooms. The family bathroom has been recently refitted with a luxurious walk-in shower and bath.

The rear garden has been thoughtfully landscaped, featuring a generous terrace—perfect for entertaining while enjoying the spectacular views.

The property is approached via a private driveway with ample parking in front of a garage featuring electric door. EPC: C Council Tax: F Gas Central Heating.

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. 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.







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.



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