



Headley Cottage, Crendon Road
Shabbington, Buckinghamshire,
HP18 9HE

Guide Price £350,000

RB REASTON BROWN

Charming Two Bedroom Cottage in Shabbington with Log Burner, Character Kitchen, Stylish Bathroom, and Peaceful Garden. Perfect Blend of Period Features and Modern Comfort.

Headley Cottage is nestled in the picturesque village of Shabbington, Headley Cottage welcomes you with a charming entrance. As you step through the front door, you'll find yourself in a cosy porch, complete with attractive panelling and shelves for shoes, along with a lovely quarry-tiled floor. The diamond windows bring in natural light, a glazed door leads into the sitting room. This room features a log burner, perfect for chilly evenings, and windows that look out to the garden. There is also an airing cupboard with a gas Worcester boiler.

The sitting room is a versatile space, offering room for a dining table and under-stairs storage. Beyond, the kitchen is an extension of the original cottage and is filled with character. The kitchen has double windows that let in plenty of light, a Belfast-style sink, and space for an oven and washing machine. The kitchen's wooden cabinets are complemented by tasteful tile work and charming wood panelling.

To the right of the kitchen, the beautifully updated bathroom boasts a classic clawfoot bath with a shower, a lovely sage green and cream colour scheme and white sink unit, also tiles that enhance the space's timeless charm.

Upstairs, the property offers two bedrooms. The main bedroom features original floorboards and a fitted cupboard, along with a lovely garden view that adds to the bright and airy feel. The second bedroom is currently used as an office but could easily accommodate a bed.

The cottage benefits from gas central heating, and both the boiler and log burner have been serviced. Outside, the garden is a mix of lawn and gravel patio, providing a peaceful outdoor space.

Council Tax D EPC F Freehold

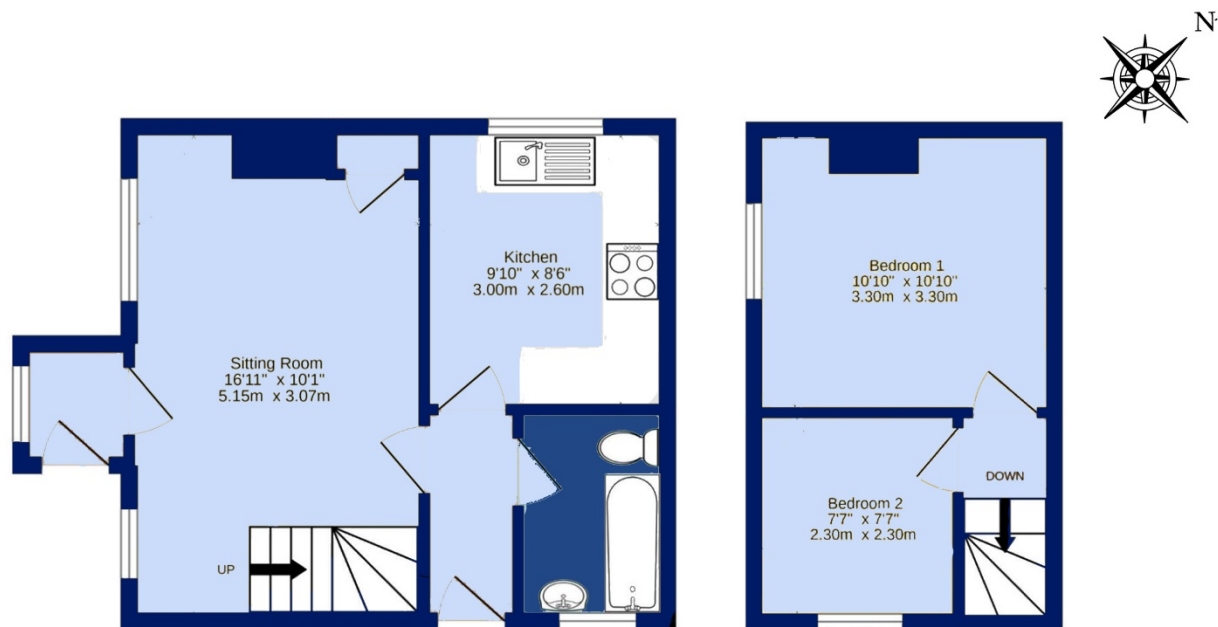
Situation

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. 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.

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