

# 1 STAG ROW

SHABBINGTON, BUCKINGHAMSHIRE HP18 9GH



HAMNETT  
HAYWARD

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**A lovely four bedroom detached family home with a stylish interior, perfectly positioned at the end of a 'no-through' road with the most outstanding views over glorious countryside.**

This impressive family home was originally constructed just four years ago by Oxford based developers Seville homes, to form part of an exclusive development of just eight individual homes nestling on the fringe of this lovely rural village. Enjoying the most peaceful setting at the end of a 'no-through' road the property boasts the most incredible, uninterrupted views over adjoining countryside, extending towards the beautiful Chiltern Ridgeway and the City of Oxford. Shabbington is a lovely Buckinghamshire village with a pub on the river, whilst ideally positioned within a short drive of Thame. For the commuter, Haddenham & Thame parkway is just a short drive for London Marylebone in under 40 minutes.

Ground floor accommodation features two formal receptions rooms including a family room/study and an 18' sitting room with a wood burning stove and glazed doors opening to the garden. Of particular note is the well equipped open plan kitchen/dining room, extending to 21' and flooded with natural light from the triple aspect. To the front is the most incredible outlook over open countryside. The kitchen is fitted with a range of contemporary units and integrated appliances include an inset electric double oven, with induction hob and extractor hood. Further appliances including a fridge/freezer and dishwasher. The kitchen extends into the dining area with doors opening to the garden and access to a separate utility room. First floor accommodation does not disappoint with four generous bedrooms including a principal bedroom enjoying a 'Juliet balcony' and en-suite shower room. A large family bathroom serves the remaining bedrooms

Externally, the property benefits from a generous rear garden, comprising both a private entertaining garden, opening on to a formal garden laid to lawn. The entertaining terrace has been recently laid with shingle and completely enclosed with timber panel fencing, including a small herb garden within sleepers. A further paved terrace is located to the rear of the property. Gated access opens at the rear to an area of off street parking for two vehicles.

In our opinion, this wonderful family home offers a unique opportunity to acquire a lovely village home, occupying the most spectacular setting.

“A WELL DESIGNED FOUR BEDROOM DETACHED FAMILY HOME WITH A STYLISH LAYOUT, ENJOYING THE MOST WONDERFUL SETTING ON THE EDGE OF THE VILLAGE WITH BREATHTAKING VIEWS OVER COUNTRYSIDE”



## AT A GLANCE

- A stylish four bedroom detached family home, forming part of a select development of just eight homes
- The most stunning edge of village setting enjoying breathtaking rural views towards Oxford
- Fabulous open plan kitchen/dining room with glazed doors extending to the garden
- Principal bedroom with 'Juliet balcony' and en-suite shower room
- Sought after Buckinghamshire village with excellent connections to London & Oxford



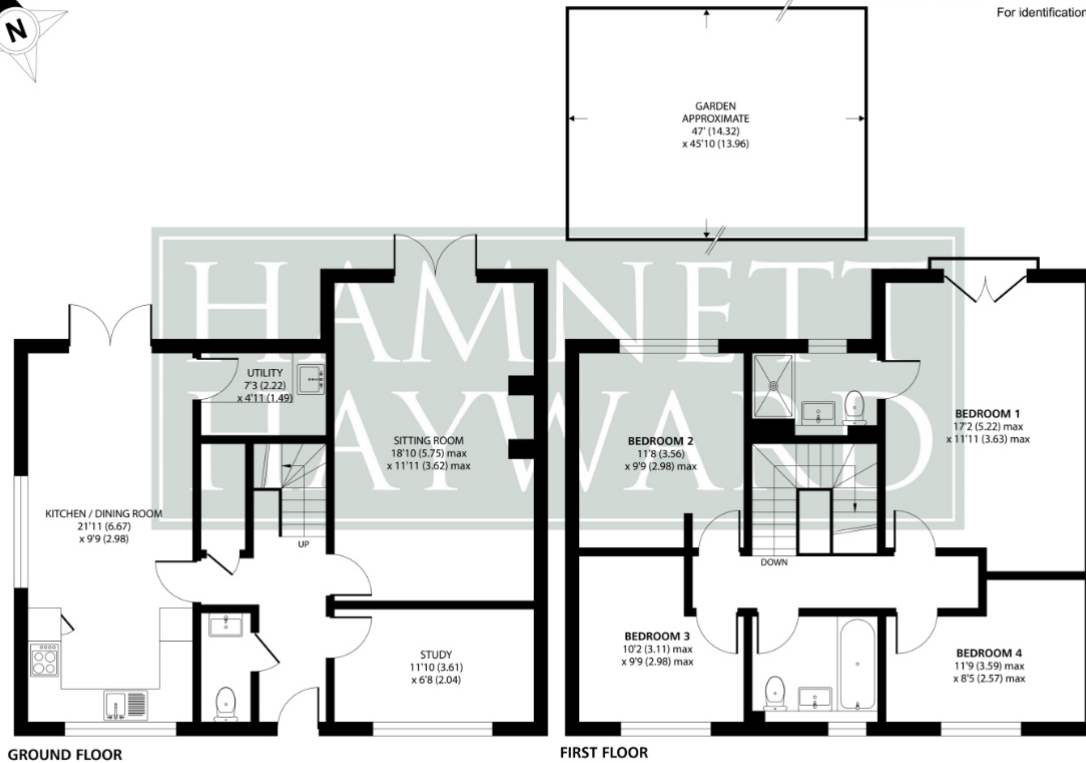
## SUMMARY

- Entrance hall
- Cloakroom
- Study/family room
- 18' sitting room with wood burning stove
- Fabulous open plan kitchen/dining room with glazed doors opening to garden
- Utility room
- Principal bedroom with 'Juliet balcony' and en-suite shower room
- Three further bedrooms
- Family bathroom
- Off street parking for 2-3 vehicles
- Enclosed rear garden
- Further private enclosed area for entertaining
- Well presented throughout
- Energy efficient air source heat pump
- Wonderful setting at the end of a 'No-through' lane opening to the most stunning rural views
- Highly sought after rural village with a pub on the river
- Excellent access to Oxford and Haddenham & Thame Parkway for London Marylebone (37 minutes)
- Immediate access to lovely rural walks

## Stag Row, Shabbington, Aylesbury, HP18

Approximate Area = 1412 sq ft / 131.1 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

## 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, a regular bus service to Oxford is at the end of the village, 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, drainage & Electricity

**Heating:** Air sourced heat pump

**Energy Rating:** Band B - 82, Potentially Band B - 91

**Local Authority:** Buckinghamshire Council, Aylesbury area

**Postcode:** HP18 9GH

**Council Tax Band:** F

**Tenure:** Freehold

**Management Co:** £500.00 PA



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