

7A ICKFORD ROAD

SHABBINGTON, BUCKINGHAMSHIRE HP18 9HN



HAMNETT
HAYWARD

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A unique opportunity to acquire an individual four bedroom detached village home offering stylish internal living.

Constructed in the last year by a reputable independent builder, this attractive and individual four bedroom detached home is finished to an incredibly high standard and enjoys a prominent position within the heart of this rural Buckinghamshire village. Internally the property offers a superb open plan kitchen with bi-fold doors opening to the garden and to the first floor are four generous bedrooms, including a principle master bedroom suite and a luxurious family bathroom. Shabbington is a popular Buckinghamshire village located close to the thriving market town of Thame, offering excellent links to Oxford and the M40, whilst just a short drive to Haddenham & Thame parkway for a comprehensive service into London Marylebone (Under 40 minutes).

Ground floor accommodation features a large entrance hall with fitted storage cupboards and a well appointed cloakroom. The ground floor enjoys under floor heating throughout and is fitted with an engineered timber flooring, flowing through to the sitting room and kitchen/dining room. Of particular note is the fabulous open plan kitchen/dining/family room located to the rear and flooded with natural light, with bi-fold doors leading onto the rear terrace. The kitchen itself is fitted with a comprehensive range of navy shaker style units with half moon brass handles. A classic butlers sink has a boiling water tap and Carrara marble quartz worktops flow seamlessly. A range of integrated Bosch appliances include twin inset electric ovens with an induction hob and extractor, a dishwasher, fridge/freezer and a wine chiller. A separate utility room is conveniently positioned off the kitchen, with a further range of cupboards and a second sink. First floor accommodation does not disappoint with four generous bedrooms including a bright and airy master complete with en-suite shower room and bespoke wardrobes. Three further bedrooms are served by a modern family bathroom, with shower over and a wash basin fitted in a lovely vanity unit.

Externally, 7a Ickford Road benefits from a private garden to the rear, enjoying a sunny, South facing aspect and offering an excellent degree of privacy. A generous paved terrace offers the perfect position for entertaining and summer dining, the remainder of the garden is laid to lawn. To the front of the property is a block paved driveway for two-three vehicles.

“AN INDIVIDUAL NEW BUILD RECENTLY CONSTRUCTED AND COMPLETED TO A PARTICULARLY HIGH STANDARD, OFFERING STYLISH OPEN PLAN LIVING WITHIN A POPULAR BUCKINGHAMSHIRE VILLAGE”



AT A GLANCE

- Individual four bedroom detached home constructed to a particularly high standard
- Generous internal layout benefitting from a stylish open plan design
- Fabulous contemporary kitchen with a range of integrated Bosch appliances
- Four bedrooms including a master bedroom with en-suite shower room
- London Marylebone in under 40 minutes from Haddenham & Thame parkway



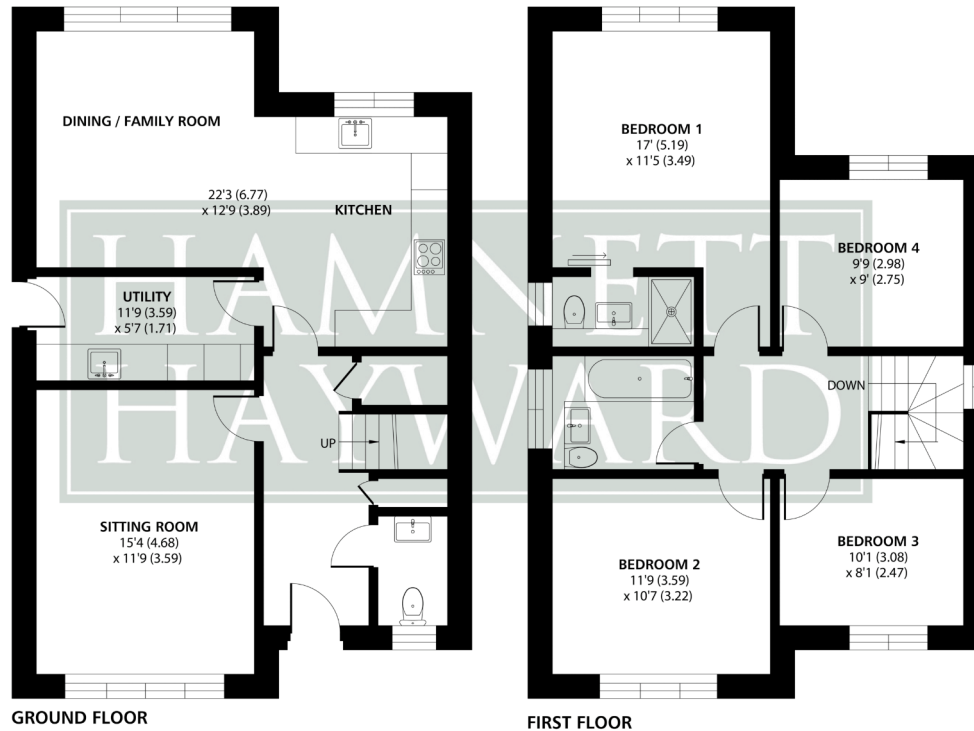
SUMMARY

- Generous entrance hall with built in storage
- Well appointed cloakroom
- Fabulous open plan kitchen/dining/family room with bi-fold doors to garden
- Well equipped kitchen with Carrara marble quartz worktop and a comprehensive range of Bosch appliances, including twin ovens, wine chiller and fridge/freezer
- Separate utility room
- Sitting room
- Master bedroom with en-suite shower room
- Three further bedrooms
- Immaculate family bathroom
- Block paved driveway providing off street parking to the front
- Landscaped rear garden offering a Southerly aspect and a good degree of privacy
- Air sourced heat pump to under floor heating and radiators
- Constructed to a high standard and enjoying beautifully presented accommodation
- Highly sought after Buckinghamshire village
- Excellent access to Haddenham & Thame parkway for connections into London Marylebone - under 40 minutes
- Remainder of ten year guarantee
- Good connections to Oxford, the M40 and Bicester retail village

Ickford Road, Shabbington, Aylesbury, HP18

Approximate Area = 1355 sq ft / 125.8 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, 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 source heat pump providing underfloor heating to ground floor, radiators to first floor

Energy Rating: Band B - 87, Potentially A - 97

Local Authority: Buckinghamshire Council

Postcode: HP18 9HN

Council Tax Band: F

Tenure: Freehold

GUIDE PRICE £599,950

**HAMNETT
HAYWARD**

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Certified
Property
Measurer

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