

# THE SCHOOL HOUSE

CRENDON ROAD, SHABBINGTON, BUCKINGHAMSHIRE HP18 9HE



HAMNETT  
HAYWARD

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**A stunning former schoolhouse, sympathetically refurbished to an exceptional standard, offering elegant accommodation and occupying beautifully landscaped formal gardens approaching 0.5 acres.**

A beautifully refurbished former village schoolhouse, believed to date back in part to the 17th century, with later additions from the 18th century. Rich in history and character, the property showcases an array of period features including exposed beams, elegant sash windows and a striking inglenook fireplace, all thoughtfully complemented by stylish contemporary finishes. A particular highlight of this exceptional home is the magnificent formal gardens, extending to almost half an acre. Enclosed by newly installed estate fencing, the gardens enjoy a wonderful sense of privacy and feature a variety of mature trees, established shrubs and beautifully cultivated rose beds, creating an idyllic setting. Occupying a prime position within the heart of this sought-after Buckinghamshire village, The School House combines the charm of village life with excellent commuter links. Haddenham & Thame Parkway station is just a short drive away, offering direct services to London Marylebone in approximately 40 minutes, making the property ideally suited to those seeking a countryside lifestyle without compromising on convenience.

The current owners have carefully designed and styled the interiors in keeping with the property's period origins, creating a home that effortlessly combines historic character with contemporary comfort. Of particular note, the beautifully appointed kitchen/breakfast room forms the heart of the home, seamlessly blending period charm with modern functionality. Fitted with a range of bespoke shaker style cupboard and drawer units with quartz work surfaces, complemented by a central island unit, provide excellent storage and preparation space. Natural stone flooring and carefully considered finishes enhance the room's timeless appeal. Further accommodation to the ground floor includes an impressive triple aspect sitting room enjoying wonderful views of the garden and a formal dining room with an original inglenook fireplace. The bedrooms are arranged over two further floors, with four generous bedrooms to the first floor served by a large family bathroom with separate shower and a further boutique bathroom with a roll-top bath. The second floor is dedicated to a superb guest suite, complemented by a beautifully appointed shower room of exceptional quality.

Externally, the property is approached via attractive estate fencing and gated access, leading to a generous area of off-road parking and the garage, which was formerly a coach house. The School House enjoys beautifully maintained formal gardens, laid predominantly to lawn and complemented by an attractive collection of mature flower and shrub borders, established trees, and delightful rose gardens.

“A CHARMING GRADE II LISTED FORMER SCHOOLHOUSE, THOUGHTFULLY RESTORED AND ENHANCED, ENJOYING AN IDYLIC POSITION WITHIN MATURE FORMAL GROUNDS OF APPROACHING 0.5 ACRES”



## AT A GLANCE

- A remarkable Grade II listed home, meticulously restored and enhanced for contemporary living
- Beautifully presented accommodation extending to 2,548 sq.ft and arranged over three floors
- Outstanding formal gardens and gated off street parking extending to almost 0.5 acres
- The most stunning bespoke fitted kitchen/breakfast room with separate utility room
- Highly sought after Buckinghamshire village with excellent connections to London (under 40 mins)



## SUMMARY

- Entrance hall with beautiful limestone flooring
- Cloakroom
- 25' dual aspect sitting room
- 17' dining room with inglenook fireplace
- Beautifully constructed kitchen/breakfast room with butlers sink, Quooker boiling tap and a range of integrated appliances
- Utility room
- Five generous bedrooms including a second floor guest suite with a beautifully appointed shower room
- Two further bathrooms with a high specification including a family bathroom with separate shower cubicle and a further boutique style bathroom
- Gated entrance to substantial area of off street parking
- 25' detached garage
- Two small brick outbuildings
- Beautiful mature gardens approaching half an acre
- LPG heating
- Beautifully renovated throughout
- Highly sought after Buckinghamshire village
- Excellent access to Haddenham & Thame parkway for a comprehensive service to London Marylebone
- Grade II listed
- Permission to convert the former coach house/ garage into a home gym

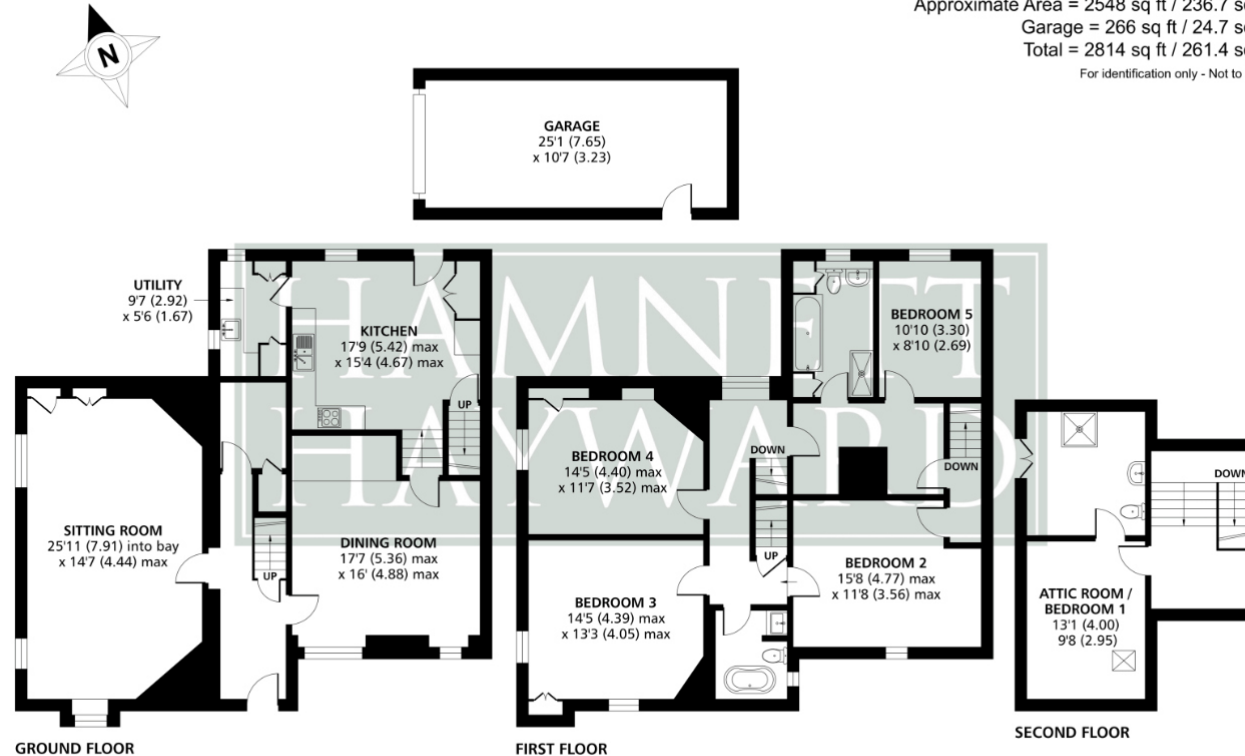
## The School House, Shabbington, HP18

Approximate Area = 2548 sq ft / 236.7 sq m

Garage = 266 sq ft / 24.7 sq m

Total = 2814 sq ft / 261.4 sq m

For identification only - Not to scale



## 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:** LPG

**Energy Rating:** N/A

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

**Postcode:** HP18 9HE

**Council Tax Band:** F

**Tenure:** Freehold

**Listing:** Grade II

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hamnett Hayward Ltd. REF: 1465962



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