11 Lower Farm Close, Shabbington, HP18 9HG

Offers In Excess Of £595,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS

The Property

A deceptively spacious 4 bedroom, 4 reception room detached family home situated in this quiet cul-de-sac of similar properties offering flexible living space for a growing family. The property has been well maintained by the current owners and viewing is recommended.

The property comprises spacious entrance hall, lounge with log burner, good size dining room, play room, office, kitchen/breakfast room and downstairs cloakroom. Upstairs there are 4 bedrooms and a family bathroom.

Outside there is a private rear garden with additional garden to the front and driveway parking for a number of vehicles.

Additional information to note:
- The property has mains electric, water and drainage (no gas), oil fired heating to radiators.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates good order mobile and data reception.
- Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.
- For information on restrictive covenants please contact the office.

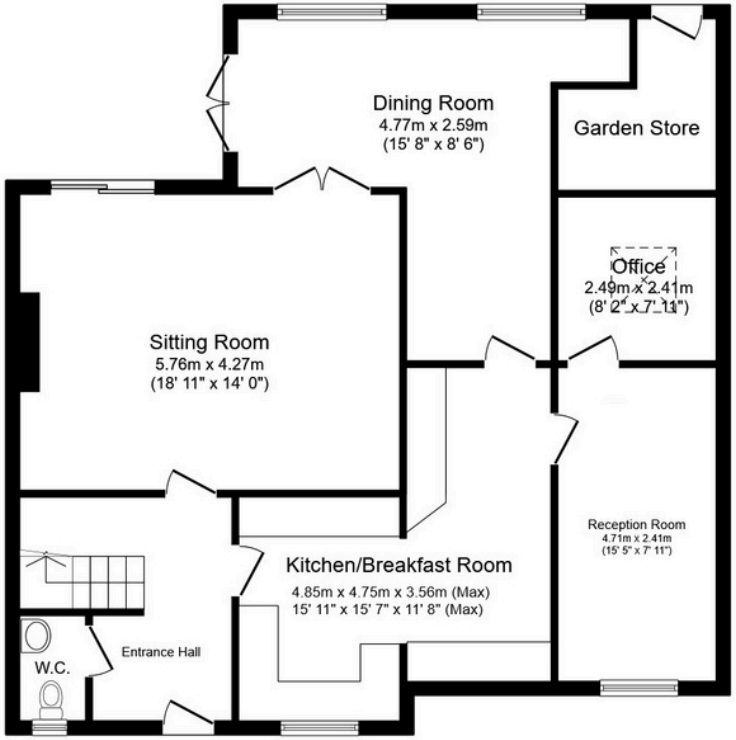
EPC Rating: D
Council Tax Band: F

Key Features

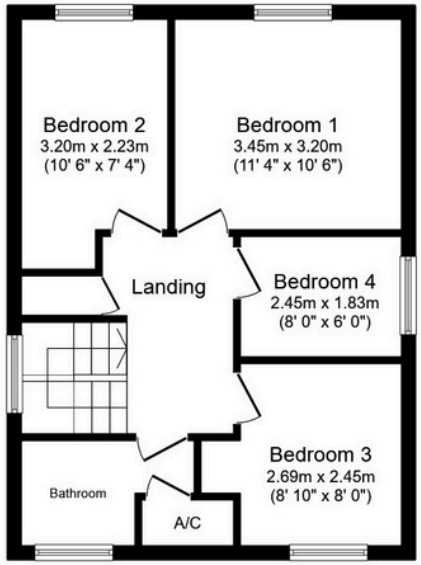
- Detached House
- 4/5 Bed with annex conversion potential
- Cul-De-Sac Location
- Oil Heating to Radiators
- Double Glazed
- Well Presented
- Private Garden
- London Marylebone in under 40 minutes from Haddenham & Thame Parkway.
- A range of amenities, schooling & shopping can be found in nearby Thame

The Location

Shabbington is a highly sought after Buckinghamshire Village, offering a traditional rural atmosphere whilst being ideally situated for modern family life and commuting. The village itself boasts a popular gastro pub and idyllic country walks.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Kidlington Office
1B The Hampden Building, High Street
Kidlington, Oxfordshire, OX5 2DH

T 01865 379 880
E kidlington@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

THOMAS MERRIFIELD
SALES LETTINGS