

5 THE VINES

SHABBINGTON, BUCKINGHAMSHIRE HP18 9HH



HAMNETT
HAYWARD

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A substantial five bedroom detached home, located within the heart of this popular Buckinghamshire village.

The Vines is a small development of detached homes constructed in the 1990's enjoying a prime position within the heart of this popular Buckinghamshire village. In more recent years the property has been extended on the second floor to create a substantial principal suite, enjoying a bedroom with views and a luxurious en-suite bathroom. Shabbington is a lovely rural village with a pub on the river, whilst ideally positioned within a short drive of Oxford and Haddenham & Thame parkway (London Marylebone under 40 mins).

Ground floor accommodation features two formal receptions rooms, a conservatory overlooking the garden and a guest bedroom suite/office with an adjoining shower room. Of particular note is the recently updated kitchen fitted with a range of gloss fronted, handleless cupboard and drawer units with working surfaces. A range of integrated appliances include a Bosch inset double oven, a induction hob, a microwave and dishwasher. Further accommodation to the ground floor includes a sitting room with a wood burning stove, a dining room with generous built in storage.

First floor accommodation does not disappoint with four bedrooms all served by a family bathroom. To the second floor is a recently extended bedroom, offering a substantial principal suite extending to 17' with rural views and built in wardrobes. The most wonderful en-suite bathroom has a large walk in shower, separate bath and an impressive vanity unit with a basin.

Externally, 5 The Vines benefits from a substantial plot offering a secluded rear garden with a Westerly aspect. The formal garden extends to approximately 60' in length and laid to lawn with mature hedging. A generous decked terrace offers the perfect area for entertaining. At the bottom of the garden is access to the garage. To the front of the property is an area of off street parking for three vehicles and an EV charging point. A pedestrian path extends to the front door and further gated access to the front.

In our opinion this is an opportunity to acquire a substantial home with versatile living, located within a friendly Buckinghamshire village.

“AN OPPORTUNITY TO ACQUIRE A WELL BALANCED AND ADAPTABLE VILLAGE HOME, OFFERING FIVE BEDROOMS, THREE BATHROOMS AND A GENEROUS MATURE PLOT, ALL WITHIN A LOVELY RURAL VILLAGE”



AT A GLANCE

- A substantial five bedroom detached home, located within a highly regarded village
- Substantial and adaptable accommodation extending to 1,735 sq.ft
- Fabulous principal bedroom suite offering views and the most luxurious bathroom
- Generous rear garden offering an excellent degree of privacy and a Westerly aspect
- Rural Buckinghamshire village with a public house on the river



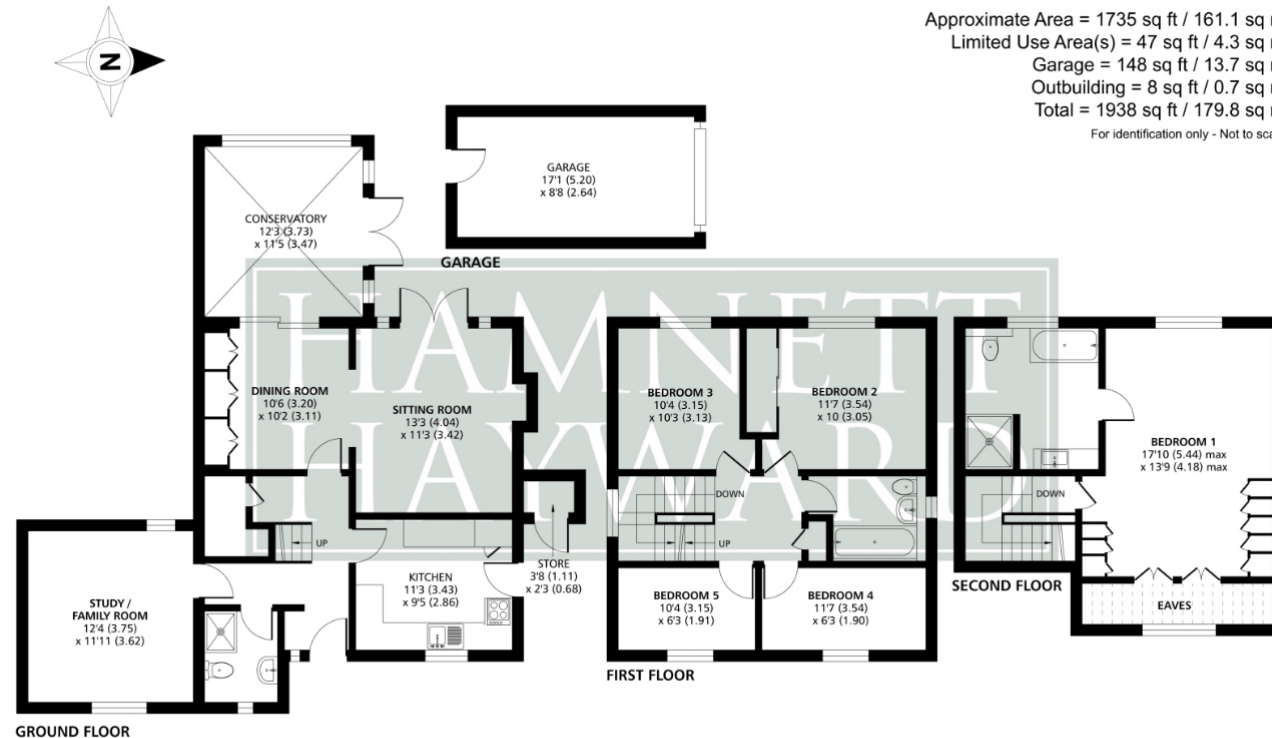
SUMMARY

- Entrance hall
- Ground floor shower room
- Well equipped modern kitchen with integrated appliances
- Sitting room with wood burning stove
- Dining room
- Conservatory
- Study/family room
- Fabulous second floor principal suite, with bedroom extending to 17' and the most luxurious bathroom
- Four 1st floor bedrooms
- Family bathroom
- Ample off street parking with EV charging point
- 17' Garage to the rear
- Generous mature garden to the rear offering a good degree of privacy and a Westerly aspect
- Impressive decked area and terrace for entertaining
- Wonderful setting within the heart of the village
- 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 rural walks and within a short distance of The Millennium field for dog walks

The Vines, Shabbington, Shabbington, HP18

Approximate Area = 1735 sq ft / 161.1 sq m
 Limited Use Area(s) = 47 sq ft / 4.3 sq m
 Garage = 148 sq ft / 13.7 sq m
 Outbuilding = 8 sq ft / 0.7 sq m
 Total = 1938 sq ft / 179.8 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, 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: LPG to radiators and electric under floor heating to entire second floor, the ground floor shower room and first floor bathroom

Energy Rating: Band E - 43, Potentially Band E - 50

Local Authority: Buckinghamshire Council, Aylesbury area

Postcode: HP18 9HH

Council Tax Band: F

Tenure: Freehold

GUIDE PRICE £770,000



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