

BARLEYTWIST

THE BURNHAMS, SHABBINGTON, BUCKINGHAMSHIRE HP18 9YD



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An exceptional family home, in a sought after village, with beautiful grounds of over 2.1 acres including an adjoining paddock, menage and stabling, enjoying far reaching country views.

This impressive five bedroom detached property is nestled at the foot of a private drive of just three properties with a spacious driveway, with access to the double garage and two large gates providing access to the rear. There is a stunning kitchen/breakfast room, with a large living space, and bi-fold doors opening to the terrace in the rear garden. There is a double aspect drawing room, superb vaulted orangery enjoying fine views over the gardens and the paddock beyond. The ground floor also has a cloakroom and study.

On the first floor, are five well proportioned bedrooms. The main bedroom is a large double bedroom with extensive wardrobes and a lovely en-suite shower room. There is also a family bathroom. Three of the bedrooms have amazing views to the rear over the property's own land and then the countryside beyond.

Without doubt, it is the overall plot that sets this property apart from others. The formal gardens are about half an acre in size and include a large terrace, Koi pond, hot tub and summerhouse. There is a 20m x 40m menage with a rubber topped surface, 3 stables, tack room and a hay store. The remainder of the land is laid out as paddock land. It will suit someone looking to keep their pony or horse alongside their property rather than having to rent or buy land elsewhere or pay for livery.

“OUTSTANDING EQUESTRIAN PROPERTY WITH PLENTY OF ROOM FOR ENTERTAINING”



IN BRIEF

- Equestrian property with 2.1 acres including paddock, menage and stabling
- Five bedrooms, 3 bathrooms and ample living/entertaining space
- Idyllic location in sought after village with uninterrupted views
- Bespoke kitchen with integrated entertainment system and lighting



OVERVIEW

- Five double bedrooms
- Three bathrooms
- Outstanding kitchen/diner/living space ideal for entertaining!
- Orangery currently used as a games room
- Downstairs cloakroom
- Double aspect drawing room with fireplace
- Beautifully landscaped gardens with lawns and terracing overlooking the equestrian facilities
- Driveway parking & double garage
- Large double gates at the front of the property providing access to the land at the rear

GUIDE PRICE - £1,425,000 - FREEHOLD

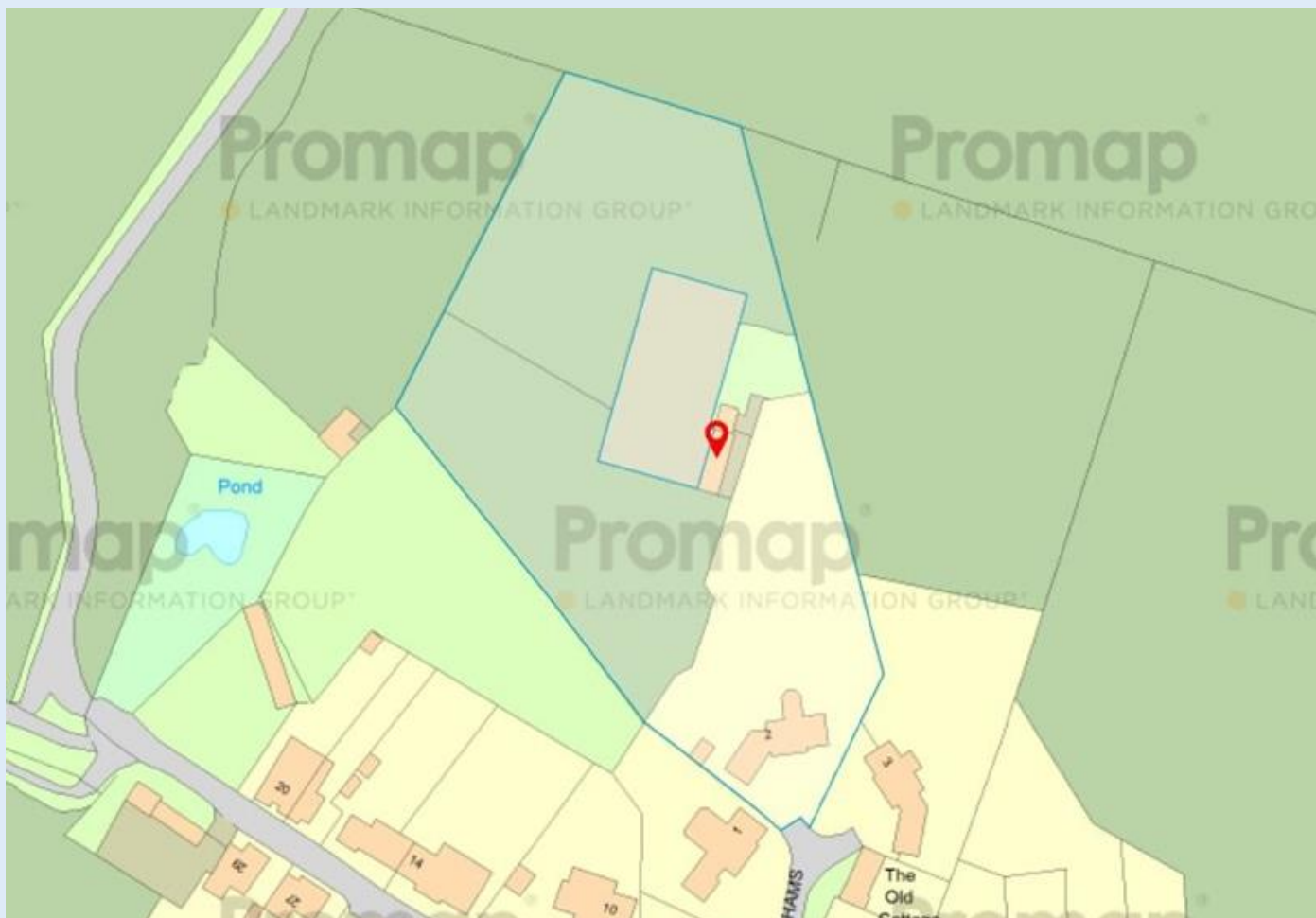
SUPPLEMENTARY INFORMATION

Services: Mains gas, electricity, drainage and water

Heating: Gas fired central heating to radiators

Local Authority: Aylesbury Vale District Council





LOCATION

Shabbington is a highly sought-after and picturesque village within close proximity to the market town of Thame. It has an active and friendly community with many amenities including the ever popular “The fisherman” public house, situated alongside the River Thame.

Schools: Local facilities include three highly reputed primary schools and the Lord Williams Comprehensive School, which has been rated as outstanding by Ofsted. There are excellent private and grammar schools within easy reach.

Commuting: The property is 14 miles east of Oxford and 10 miles south-west of Aylesbury. For the London commuter, the M40 is the closest motorway (Junction 7 and 8). The nearest train station is Chiltern Rail's Haddenham and Thame Parkway which is on the main line between Marylebone Station, London and Birmingham. There is a regular bus service to Oxford, Aylesbury and High Wycombe (Arriva route 280) from Thame and to surrounding villages.

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