



Dukes Close, Shabbington - HP18 9HW

Offers Over £400,000

 **TIM RUSS**
& Company



Dukes Close

Shabbington, Buckinghamshire

- No onward chain – an exciting opportunity to acquire a home with outstanding potential
- Fantastic renovation and modernisation project with scope to extend and improve (STPP)
- Quietly positioned within a highly sought-after village location
- Stunning far-reaching countryside views across Ickford and neighbouring farmland
- Bright and spacious accommodation including three well-proportioned bedrooms
- Generous bay-fronted sitting room, conservatory, kitchen/dining room, utility room and cloakroom
- Excellent potential to create a bespoke forever home, including the option to convert the shower room into an en-suite
- Large, private rear garden with scope to add off-street parking to the front (STPP), offering significant potential to add value



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Dukes Close

Shabbington, Buckinghamshire

Offered to the market with no onward chain, this bright and spacious three-bedroom semi-detached family home presents an excellent opportunity to renovate, extend and enhance (subject to the necessary planning permissions).

Occupying a peaceful position in this highly sought-after village, the property enjoys stunning far-reaching countryside views across Ickford and beyond. Offering a blank canvas, it has superb potential to create a bespoke family home while adding both space and value.

The accommodation comprises a welcoming entrance hall, a generous bay-fronted sitting room opening into the conservatory, where the beautiful rear garden and countryside views can be enjoyed year-round. The kitchen/dining room is well-proportioned, while a utility room and downstairs cloakroom complete the ground floor.

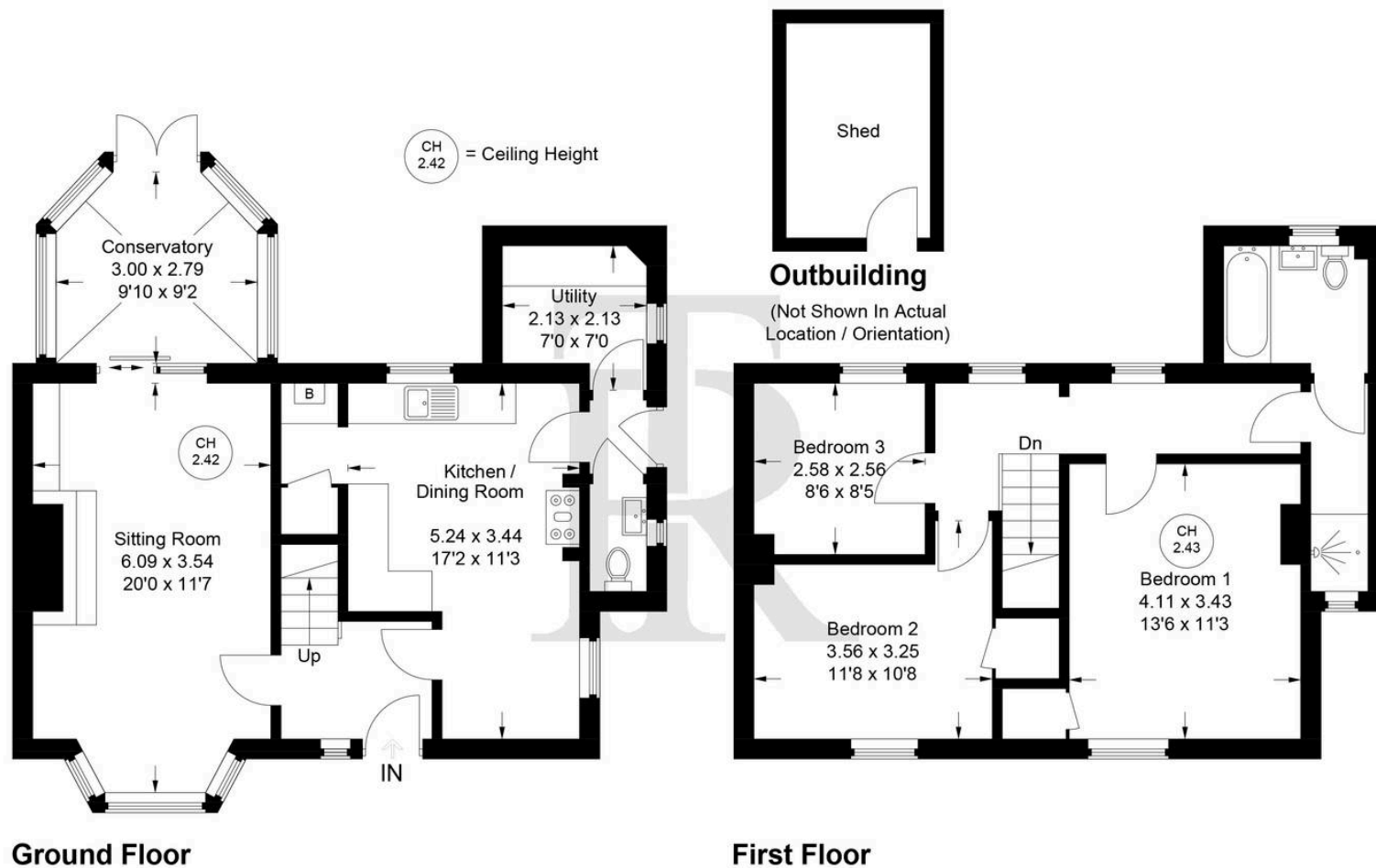
Upstairs are three well-proportioned bedrooms, a family bathroom and a separate shower room, which could be converted into an en-suite for the principal bedroom.

Outside

To the front is a well-maintained garden enclosed by a picket fence, with potential to create off-street parking (subject to the necessary consents).

The rear garden is a standout feature, mainly laid to lawn and enjoying an excellent level of privacy with breathtaking views across neighbouring farmland and open countryside.





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Approximate Gross Internal Area
Ground Floor = 61.4 sq m / 661 sq ft
First Floor = 50.7 sq m / 546 sq ft
Total = 112.1 sq m / 1207 sq ft
(Excluding Shed)

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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