



The Vines, Shabbington - HP18 9HH

Guide Price £850,000

TIM RUSS
& Company



The Vines

Shabbington, Buckinghamshire

- Exceptional four double bedroom detached family home set within the exclusive private development 'The Vines'
- Generous, non-overlooked plot with a beautifully landscaped south-west facing rear garden
- Stunning open-plan living, dining and kitchen space with full-width bi-fold doors, perfect for modern family living and entertaining
- Stylish shaker-style kitchen/breakfast room
- Versatile study/home office, utility room and cloakroom
- Four spacious double bedrooms, including a principal suite with en-suite shower room and contemporary family bathroom
- Fantastic outdoor entertaining space
- Impressive air-conditioned timber garden lodge, ideal as a home office, gym, studio or games room, plus ample driveway parking for several vehicles
- Air source heating & solar panels

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C



The Vines

Shabbington, Buckinghamshire

A beautifully presented four double bedroom detached family home set on a generous, private plot within the exclusive 'The Vines' development in this highly sought-after Buckinghamshire village.

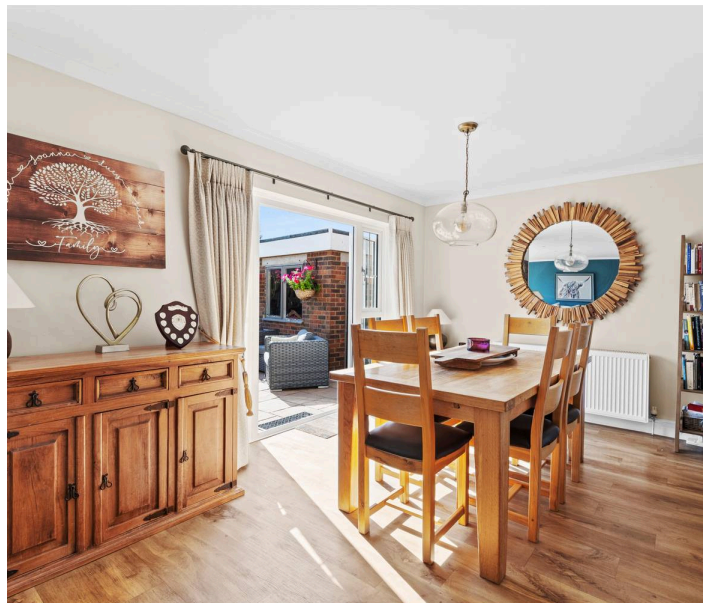
Built in the 1980s, the property is just a short walk from the popular riverside pub and offers spacious accommodation, ample driveway parking and a landscaped south-west facing garden.

The welcoming entrance hall leads to a stylish country-style kitchen/breakfast room with shaker units, granite worktops, a central island and electric AGA. The heart of the home is the superb open-plan sitting and dining room, featuring a log-burning stove and full-width bi-fold doors opening onto the rear garden, creating an ideal space for family living and entertaining.

A former garage has been converted to provide a study/home office and utility area, while a cloakroom completes the ground floor.

Upstairs are four generous double bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom.

Outside, a large private driveway provides parking for several vehicles. The south-west facing rear garden has been beautifully landscaped with a spacious patio, covered bar and BBQ area, lawn, mature planting and an impressive timber garden lodge with air conditioning, ideal as a home office, gym or studio.





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Approximate Gross Internal Area
 Ground Floor = 98.2 sq m / 1057 sq ft
 First Floor = 72.4 sq m / 779 sq ft
 Outbuildings = 36.6 sq m / 394 sq ft
 Total = 207.2 sq m / 2230 sq ft

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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