



Meadow View, The Vines,
Shabbington, Buckinghamshire, HP18 9HH



NATIONCREST PLC

TIM RUSS
& COMPANY



- SPACIOUS RECEPTION HALL
- GENEROUS SITTING ROOM WITH BI-FOLD DOORS
- SEPARATE TV / FAMILY ROOM
- IMPRESSIVE KITCHEN / DINING AREA WITH BI-FOLD DOORS
- FOUR / FIVE BEDROOMS
- THREE EN-SUITES & A FAMILY BATHROOM
- GARAGE WITH AUTOMATED DOOR
- LANDSCAPED FRONT & REAR GARDENS & ADDITIONAL WILD FLOWER MEADOW

One of three high specification homes, situated in a select development in this popular Buckinghamshire village with extraordinary views across the countryside to the rear.

£1,150,000

The Property

Meadow View is one of three, individual new homes within a select private development constructed by renowned developer Nationcrest Plc of Gerrards Cross.

A contemporary detached house designed not only to maximise the sense of space and light but to showcase this beautiful location with far reaching views to the rear.

The house features four spacious bedrooms, four bathrooms and a large study upstairs. Downstairs the rear of the property is open plan and boasts a modern fully equipped kitchen / dining room and separate lounge, all featuring bi fold doors opening on to the stone terrace. For privacy there is an additional reception room which can be utilised as a home office or TV room / family room to your choice. A cloakroom is found directly off the wide reception hall, with a utility room and a large integral garage completing the accommodation.

The plot measures approximately one third of an acre overall and is comprised of formal landscaped areas to exploit the best aspects of the site. An additional wild flower meadow subtly enhances ecology within the local environment.

Construction quality is exemplary with high levels of thermal insulation including triple glazed windows and a concrete middle floor for that sense of premium build and the obvious sound proofing benefit.

Location

This wonderful home is situated in the delightful and desirable village of Shabbington with its excellent commuting to Oxford and London.

Oxford town centre can be reached in less than 30 minutes by road and Marylebone in under 34 minutes by rail from Haddenham & Thame Parkway.

Within the village there is a popular riverside public house, village hall and play area together with an 11th Century Church.

Exceptional schooling for all age ranges is offered in the form of an 'Excellent' Ofsted rated primary school in the neighbouring village of Ickford and the equally highly rated Lord Williams' secondary school in the nearby market town of Thame.

A fine range of shops, facilities and amenities are to be found in Thame including; Waitrose, Sainsbury's, various independent tea and coffee shops, health and leisure centres, award winning gastro pubs, historic buildings and the Phoenix nature trail.

Directions

Leave Thame heading towards Oxford. After about a mile, take the right hand turning to Shabbington. Go into the village and turn right into the Crendon Road. Continue for a short distance & take the 2nd left onto The Vine where the properties can be found on the right hand side.

Viewings

Strictly by appointment only.

Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.



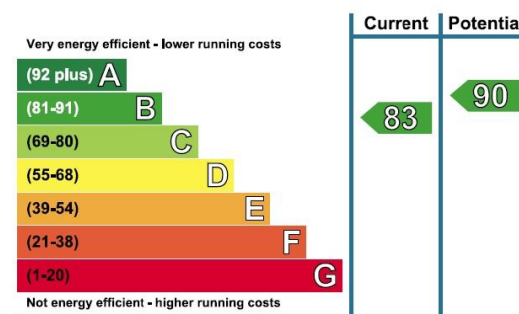
NATIONCREST PLC

Nationcrest PLC is a privately owned house building company with a very selective development programme in Surrey, Berkshire, Oxfordshire, Buckinghamshire, and Hertfordshire. It has a record of excellence in house construction of over 40 years.

Each house is individually designed by architects and constructed to the highest quality and there are no standard house types. Every house is developed in sympathy with its local environmental characteristics. All construction is carefully carried out in traditional materials of brick, tile and stone by Nationcrest and specialist subcontractors.

Nationcrest always attaches a high priority to the standard of specification and finish internally, externally and in the detailed landscaping of the development. Mature trees are preserved where possible, and further trees are specifically planted to provide greater interest, privacy and screening.

Energy Efficiency Rating



TIM RUSS
& COMPANY

PROPERTY SPECIFICATION – Meadow View, The Vines, Shabbington, HP18 9HH

GENERAL CONSTRUCTION

- Traditionally constructed in brick and block with cladding & render detailing beneath a clay tiled roof.
- Concrete floors to reduce sound transmission.
- Side & top hung casement Aluminium windows fitted with triple glazed units and espagnolette locking mechanism.
- High level of insulation throughout the house to improve energy efficiency.

INTERNAL FEATURES

- Kitchen / dining area fireplace: “Capital Qube with log store” 5kW wood burner
- Ornate cornice in the hall, landings, reception rooms and bedrooms & bathrooms.
- Oak veneered doors to all reception rooms. Glazed single doors from hallway to living room & TV / family room. Glazed double door from hallway to kitchen / dining area

- Fitted wardrobes from the Lawrence Walsh ranges in all bedrooms.
- Chrome finished door furniture and white powder coated window furniture.
- Floor coverings:-
Porcelain tiles – hall, kitchen/breakfast/family area, utility, cloakroom, coats cupboard, living room, kitchen / dining area, utility / plant cupboard and all bathrooms.
Carpets – stairs, landing / airing cupboard and all bedrooms
Hardwood – “Oak” flooring – TV / family room & study.

KITCHEN

- Furniture: Design Matters bespoke collection.
- Fronts: Welford – “Savannah”, “Anthracite” & “Antaro White”
- Worktops: Imperial Quartz stone – “White Arabesque”
- Appliances: Bora induction hob with Bora cooktop extractor, fully integrated Siemens Active Clean Softmove single oven, warming

drawer, compact microwave oven, dishwasher & fridge / freezer.

- Quooker boiling combination tap.
- Provision for washing machine and tumble dryer in utility.

BATHROOMS AND CLOAKROOM

- Quality sanitary ware throughout, with chrome finished fittings.
- Fitted bathroom furniture.
- Bathroom walls fully tiled with cloakroom walls half tiled.
- Heated towel rails, plus mirrors and toilet roll holders in all bathrooms.

ELECTRICS / LIGHTING

- Circuit lighting in living room and bedroom 1.
- Low energy LED downlights in all rooms.
- Courtesy lights in all wardrobes and cupboards.
- Chrome finished sockets and switch plates throughout (except inside cupboards and garage).
- Smoke detectors in the hallway and on the landing.

PROPERTY SPECIFICATION – Meadow View, The Vines, Shabbington, HP18 9HH

- Heat detectors in kitchen and utility.
- Carbon monoxide detector in kitchen / dining area.
- Garage door electronically operated.

MEDIA INSTALLATIONS

- Pre-wired for multi room sound system.
- TV and FM points to most rooms.
- Pre-wired for HD distribution and satellite TV.
- Star-wired telecom structure with CAT5e/6 cable.
- Computer wiring LAN/RJ45 outlets connected to plug and play system to most rooms.
- High level wiring for flat panel screen televisions in TV / family room, living room, dining area and bedrooms 1, 2 & 3.

PLUMBING AND HEATING

- Daikin Airsource heat pump backed up by a Worcester Bosch LPG gas fired boiler located in the

plant cupboard for central heating & hot water

- Heating for each room thermostatically controlled.
- Underfloor heating throughout.
- Immersion heater fitted to an un-vented hot water cylinder.
- Water softener.
- Two outside taps.

SECURITY

- Intruder alarm with detectors in principal rooms and garage.
- Telecom point adjacent to burglar alarm control panel.
- Panic button in bedroom 1 and on key pads adjacent to front door and in garage.
- Flood lighting on rear elevation.
- Europrofile double cylinder mortice locks to all external doors.

OUTSIDE

- Natural stone patio and paths.
- The front and rear gardens are landscaped. The rear garden has an additional wild flower and grass meadow.

- Both the roadway & driveways finished in block paving.
- Automated timber gate entrance.

SERVICES

- All mains services available apart from gas.

NHBC

The property is independently inspected during construction by the National House Building Council who will issue their ten-year warranty certificate upon satisfactory completion of the dwelling.

AFTER SALES QUALITY CHECKS

Nationcrest will inspect the property approximately six months following the purchase and will deal with any remedial works that may be necessary.

NOTE

The developers, Nationcrest PLC, reserve the right to alter the specification, but will undertake to use materials of a similar quality & value.



Kitchen/Family Room



Kitchen



Master Bedroom



Sitting Room

Meadow View

Approximate Gross Internal Area = 235.3 sq m / 2533 sq ft

Garage = 24.0 sq m / 258 sq ft

Total = 259.3 sq m / 2791 sq ft



FIRST FLOOR



GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID498798)



112 High Street, Thame, Oxon OX9 3DZ

T: 01844 217722

E: thame@timruss.co.uk

www.timruss.co.uk

TIM RUSS
& COMPANY