

TURN COTTAGE

SHELDON ROAD, ICKFORD, BUCKINGHAMSHIRE HP18 9HT



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Situated in the heart of the village and close to all amenities is this extremely well-presented four bedroom detached cottage that was built around 1820 and is of local historic interest. It has recently been redecorated and is now presented to the market in excellent condition throughout.

“Turn cottage” is located in the heart of the conservation area of Ickford and has an abundance of period features and charm, from deep window sills to ceiling beams to the majority of the property. It has been sympathetically extended to enhance modern living and has a large kitchen with a range of pale blue base and floor units and a double SMEG oven and electric hob. There is a stable door leading to the conservatory—with access to both the garden and garage areas—and stairs to the upstairs of the property. The sitting room is beautifully appointed with solid oak flooring and a recently installed log burner in the inglenook fireplace. The dining room has limestone flag flooring and an original shop window. The master bedroom is situated downstairs and is well appointed with fitted wardrobes, plantation shutters and a feature stained glass window. There is also an extremely large shower room to the ground floor with a double shower and a feature stained glass window as well as fitted storage units and a skylight window.

Upstairs, there are two large double bedrooms and a single bedroom, all with period features and overlooking the garden. The family bathroom is well appointed and has been remodelled to create a bigger bathroom. Outside, there is an easy-to-maintain, sunny garden with raised flower beds and patio area. There is a single garage with heating, electricity and work bench. There is also an electric car charge point and off-road parking for two cars.

QUINTESSENTIAL DETACHED COUNTRY COTTAGE WITH FOUR BEDROOMS



IN BRIEF

- Beautifully presented four bedroom family home
- Sympathetically extended to provide modern living whilst retaining period features
- Quiet location in popular village with local amenities
- Recently modernised and decorated throughout



OVERVIEW

- Four bedroom family home
- Two Bathrooms
- Beautifully appointed sitting room
- Separate dining room
- Large well equipped kitchen
- Snug/study area downstairs
- Abundance of period features including beams
- Feature fireplace to the sitting room
- Enclosed rear garden with gravel drive and garage
- Close to Ickford school and shop

OFFERS OVER:

£550,000

SUPPLEMENTARY INFORMATION

Services: Mains electricity, oil heating, drainage and water

Heating: Oil fired heating

Energy Rating: Current X Potential Y

Environmental Impact Rating: Current X Potential Y

Local Authority: Aylesbury Vale District Council

Council Tax Band: D

Broadband Speed: Standard up to X, Fibre up to 1,000 MB

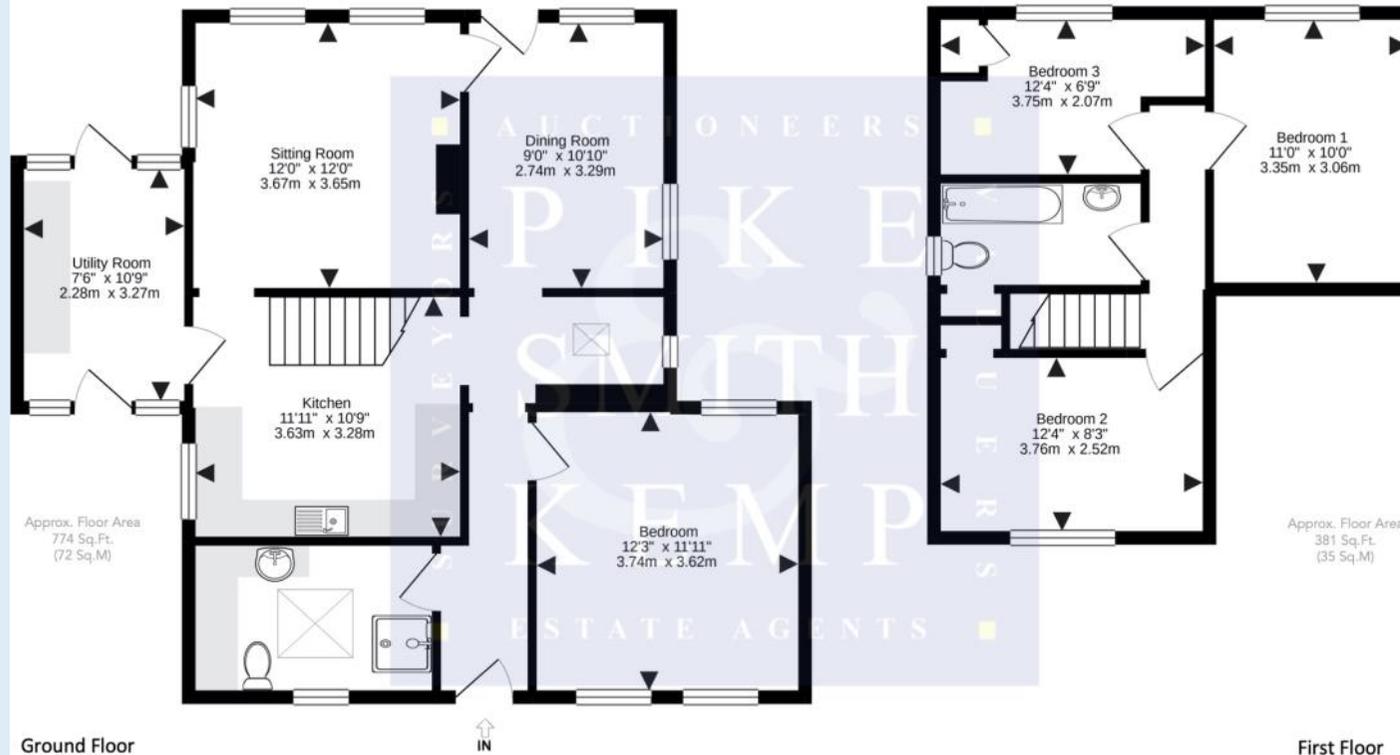
LOCATION

Ickford is a beautiful Buckinghamshire village located just 6.6 miles from Thame and 10 miles from Aylesbury. The Village is well positioned for commuting to Oxford, Banbury and Bicester to the North and London Wycombe and Heathrow to the South with easy access to M40 (J7 AND 8).

Haddenham and Thame Parkway station on the Chiltern Line provides a mainline link to London Marylebone, Oxford and Birmingham

Ickford is in the catchment area for the Buckinghamshire grammar school system and the village primary school in Ickford is highly regarded.

Ickford is surrounded by countryside walks and an abundance of bridleways and there is a thriving community for those wishing to participate



41 Sheldon Road, Ickford, Buckinghamshire, HP18 9HT

This floor plan provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing estate/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.

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