

5 TURNFIELDS

ICKFORD, BUCKINGHAMSHIRE HP18 9HP



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A very well presented, larger than average, three double bedroom home, having been extended and re-decorated recently, in a quiet cul-de-sac, in the heart of the village and close to all amenities.

The property boasts a hand crafted, country style kitchen with a lovely tiled floor and has been extended to provide an additional family room to the rear of the property. The sitting room is beautifully appointed with a log burner and the dining room has French doors onto the garden. There is also a cloakroom on the ground floor.

On the first floor, are three double bedrooms and a large modern bathroom with separate shower enclosure.

The garden is quite simply, glorious and has been well thought out by the current owners, it really is a gardeners paradise with hidden corners to sit, water features and an abundance of plants and flowers. To the front is off-street parking for two vehicles as well as a garage with utility room and spaces in the cul-de-sac for visitors to park.

‘THREE DOUBLE BEDROOM FAMILY HOME IN THE HEART OF THE VILLAGE ‘



IN BRIEF

- Situated in a cul-de-sac
- Off-street parking for two vehicles
- Updated and recently re-decorated
- Glorious garden that is well established



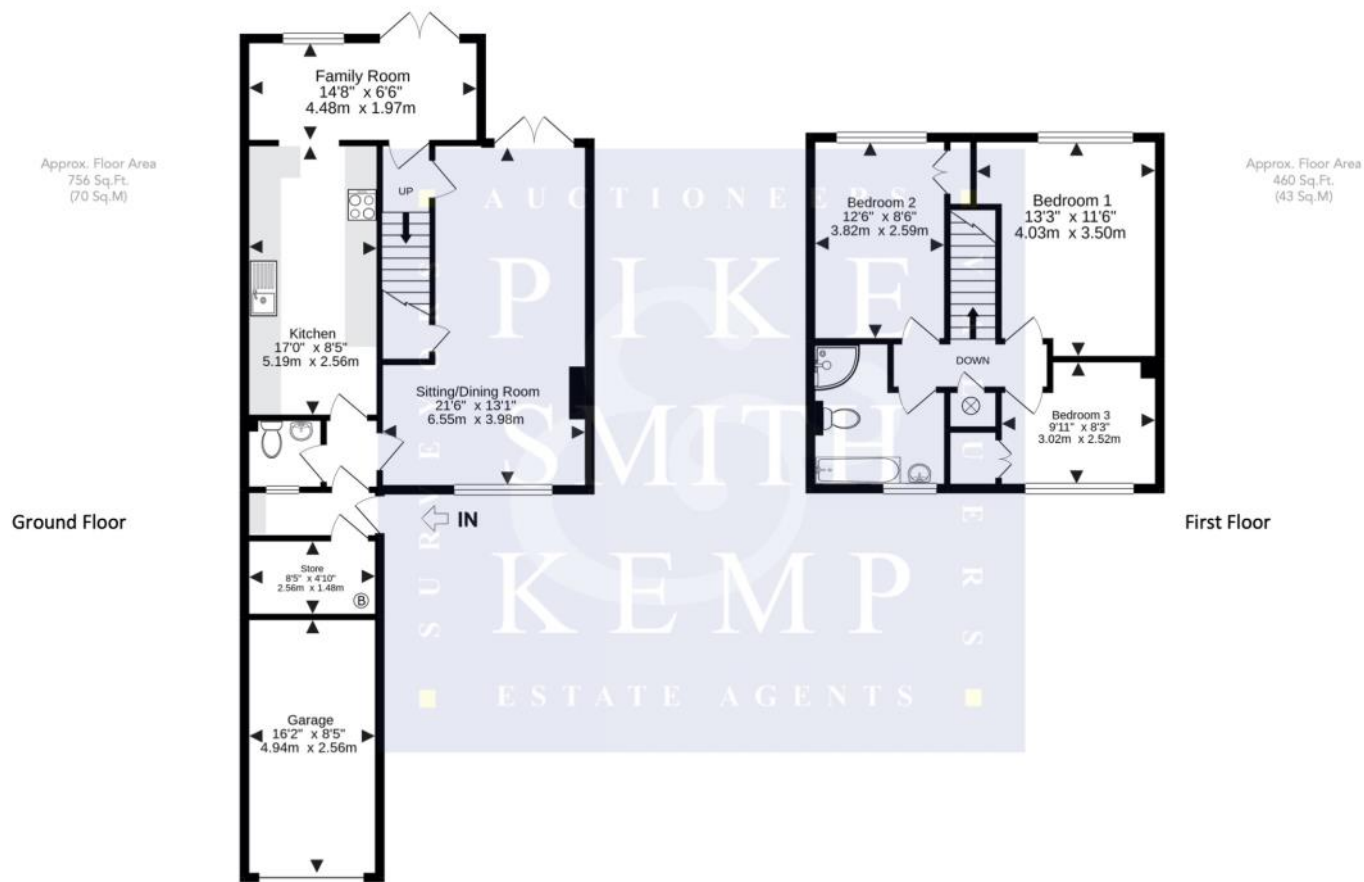
OVERVIEW

- Three double bedrooms
- Well proportioned sitting room and dining room
- Country style fitted kitchen and family room
- Downstairs cloakroom
- Large family bathroom with separate shower
- Fantastic front and back garden
- Off-street parking for 2 cars
- Cul-de-sac location

OFFERS IN REGION OF **£300,000 FREEHOLD**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Approx. Floor Area
756 Sq.Ft.
(70 Sq.M)

Approx. Floor Area
460 Sq.Ft.
(43 Sq.M)

The approximate total area for the elements of the property represented on the floorplan is 113 SqM (1216 Sq.Ft)

5 Turnfields, Ickford, Aylesbury, Buckinghamshire, HP18 9HP

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.

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.

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