



Castles

VICARAGE LANE
Ivinghoe, Buckinghamshire

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Asking
Price
£575,000
(Freehold)

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Nestled in the heart of the picturesque Buckinghamshire village of Ivinghoe, this enchanting Grade II listed cottage is sat within the charming Conservation Area



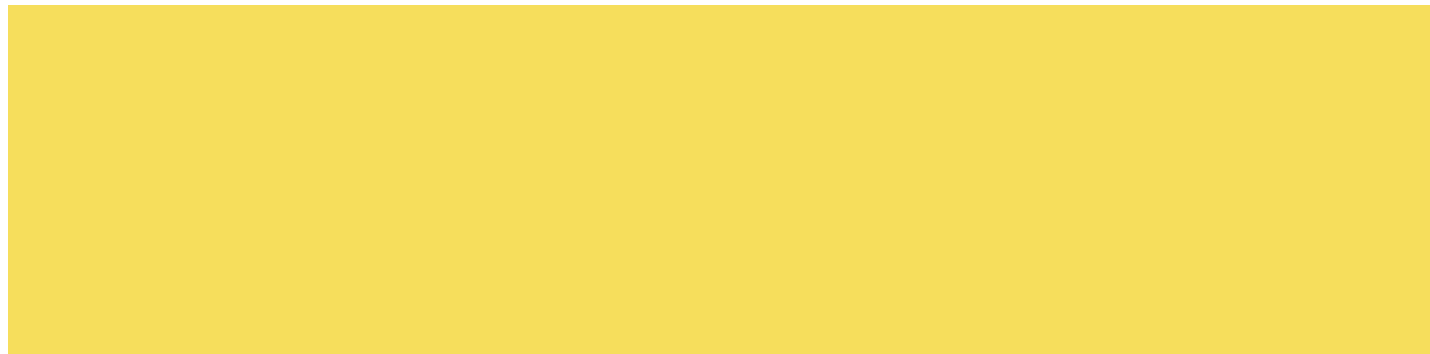
Dating back to the early 19th century, this exquisite property spans four floors and boasts its own separate guest accommodation offering a wealth of versatility with options including but not limited to Annex, games room, potential to air B&B. Beautifully renovated over recent years, the cottage combines stunning period features including exposed brick work, wooden beams along with contemporary comforts, creating a home that is as functional as it is beautiful. The ground floor welcomes you with a spacious reception room boosting an exposed brick fireplace with a wood burner, bow window with fitted glazing bars and exposed beams enhance the cozy atmosphere. The open space leads to the refitted kitchen which includes a Butler sink, solid work surfaces and stable door to the rear. Stairs from the reception room descend to the basement with full head height offering the possibility of a snug, study or playroom. Leading up to the first floor on the rebuilt staircase using reclaimed Oak leads to the main bedroom with exposed floorboard and bathroom. The second bedroom, full of character, is located on the second floor. Outside, the rear of the property reveals a separate oversized garage which offers easy access to park in, the well appointed utility room is perfect to remove the noise of the utilities from the living space. Above sits the fore mentioned spacious guest with an en suite shower. A few steps from the garage lead to a generous private lawned garden, adorned with raised. At the end of the garden is a fantastic showpiece of covered outside entertainment space with an outdoor kitchen, barbecue area, and pool. Don't miss the opportunity to own this remarkable home that effortlessly blends historical charm with modern living. Contact us today to arrange a viewing and experience the enchantment for yourself.

Specifications

- Stunning cottage
- Flexible space
- High specification
- Rich in character features
- Separate annex or living space
- Outdoor entertainment space / kitchen
- Full head height basement
- Garage parking



The property sits within the ever popular Ivinghoe perfect for village life but with easy access to Tring and Cheddington train stations and benefits from being within Aylesbury



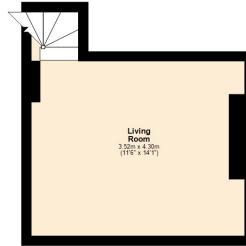
Please Note:

We have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items.

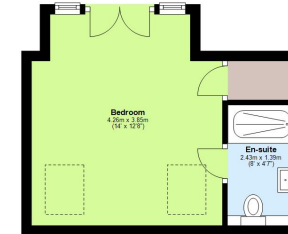
All measurements are approximate and photographs provided are for guidance only.

Tenure: Freehold
Council Tax Band: C
EPC Rating: D

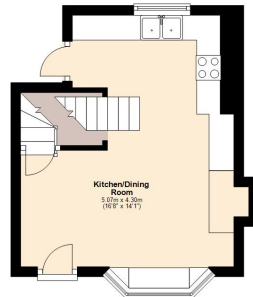
Basement
Approx. 16.1 sq. metres (172.9 sq. feet)



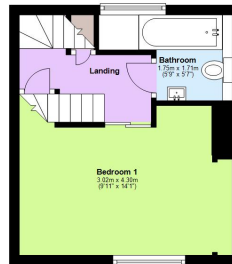
First Floor (Outbuilding)
Approx. 20.4 sq. metres (219.8 sq. feet)



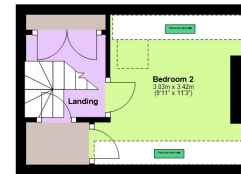
Ground Floor
Approx. 20.5 sq. metres (220.1 sq. feet)



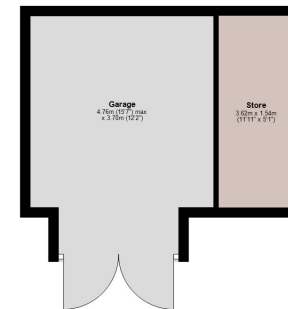
First Floor
Approx. 21.1 sq. metres (226.9 sq. feet)



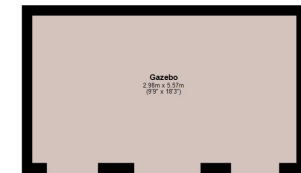
Second Floor
Approx. 13.5 sq. metres (145.8 sq. feet)



Ground Floor (Outbuilding)
Approx. 22.4 sq. metres (241.3 sq. feet)



Outbuilding
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 114.0 sq. metres (1226.9 sq. feet)

This floorplan is not to scale. It's for guidance only and accuracy is not guaranteed.
Plan produced using PlanUp.

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