



# Church Farmhouse

Church Road, Ickford, Buckinghamshire



MORGAN & ASSOCIATES  
VILLAGE PROPERTY CONSULTANTS



**NO ONWARD CHAIN - An idyllic detached Grade II listed 17th Century farmhouse of approx 3,500 sq ft situated in a quiet position on the edge of the well-regarded village of Ickford, surrounded by mature gardens of c.1 acre, as well as an option to purchase additional land by separate negotiation, with outdoor heated swimming pool, hard tennis court, double garage with workshop and driveway parking.**

## ACCOMMODATION

### Ground Floor

Entrance hall • Drawing room • Dining room • Sitting room • Kitchen/breakfast room • Study • Utility room • Guest cloakroom

### First Floor

Master bedroom suite • Four further double bedrooms • Two further bathrooms (one en-suite) • Shower room

### Outside

Front and rear gardens of approximately 1 acre • Heated outdoor swimming pool • Hard tennis court  
Double garage with adjoining workshop/wood store • Gravelled driveway

## SITUATION

- Oxford c.13 miles
- Thame c.5 miles
- Aylesbury c. 13 miles
- London c.54 miles
- M40 J7 c.3 miles
- Haddenham & Thame Parkway Railway Station c.7 miles

## LOCATION

Ickford is a popular Buckinghamshire village conveniently situated approximately five miles from Thame. The village has a thriving community and benefits from a highly regarded primary school, pre-school, post office/village shop, village hall with tennis court, playing field, public house and church. A more comprehensive range of amenities can be found in either Thame or Oxford.

For the commuter there is easy access to the M40 motorway at either J7 or 8a providing quick links to London and the Midlands. There is also a main line station at Haddenham and Thame parkway providing a regular service to London Marylebone station. There are a number of excellent state and private schools within easy reach and Ickford is also within the catchment area for Buckinghamshire grammar schools. Ickford is surrounded by splendid countryside with an extensive network of footpaths and bridleways.

## DESCRIPTION

Church Farmhouse is an attractive five bedroom detached family home set in a quiet rural location towards the end of a no through road in the popular village of Ickford, ideal for both family living and entertaining. This well-presented home provides spacious and well-proportioned accommodation, with a wealth of character features throughout.

The ground floor accommodation comprises an entrance hall and guest cloakroom with polished York flagstone flooring with double doors leading through to the generous dual aspect dining room

with open fireplace, bread oven, exposed central beams and doors leading off to the kitchen/breakfast room and drawing room.

The triple aspect drawing room is of equally generous proportions and also benefits from flagstone flooring, open fireplace with cast iron canopy, exposed central beams and French doors leading out to the garden. To the right hand side of the dining room is the well-appointed dual aspect kitchen/breakfast room, with matching range of bespoke pine kitchen base and wall units, wooden work surfaces, flagstone flooring and breakfast area with built-in bench seating.

Opposite the drawing room are steps leading up to the study area, staircase to the first floor and door to the dual aspect sitting room with central Inglenook fireplace with stone surround, built in book shelves and bench seating. Off the kitchen there is also a rear hall, separate utility room and rear porch as laid out on the floorplan.

From the rear hall and the study area twin staircases ascend to the first floor. There is an open landing area, off which can be found the master bedroom approached through a fitted dressing area with range of cupboards and an en-suite bathroom with panelled cast iron bath, separate shower and wc. Across the landing is a generous dual aspect bedroom with vaulted ceilings, exposed beams and en-suite bathroom. There are three further double bedrooms along the hallway, family bathroom with cast iron bath on claw feet and separate shower room.





APPROX. GROSS INTERNAL FLOOR AREA 4038 SQ FT / 375 SQ M

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Externally, the house is approached via a five bar gate over a gravelled driveway. The property is complemented by an overall garden plot of c.1 acre to include attractive enclosed mature front gardens surrounded by a low stone wall and rear garden with enclosed heated outdoor swimming pool and hard tennis court. The main garden lies to the south of the house and is predominantly laid to lawn with a brook running along the far right hand boundary of the property.

There is also an exciting opportunity to convert the double garage and workshop to a separate annexe or home office subject to the usual planning consents, as well as an option to purchase additional land by separate negotiation.

**SERVICES**

Oil fired heating, mains drainage, electricity and water.

**AGENT NOTE**

In accordance with Section 21 of The Estate Agents Act 1979 (Declaration of Interest), please note that the sellers of this property are associated with an Employee of Morgan & Associates Ltd

**VIEWING STRICTLY BY APPOINTMENT WITH MORGAN & ASSOCIATES**

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