

FURROWS END

3 BULLS LANE, LITTLE ICKFORD, BUCKINGHAMSHIRE HP18 9HR



HAMNETT
HAYWARD

FURROWS END

3 BULLS LANE, LITTLE ICKFORD
BUCKINGHAMSHIRE HP18 9HR

A three bedroom mature chalet bungalow modernised to a very high standard with beautiful gardens adjoining paddock land

Furrows End offers a rare opportunity to acquire an individual mature detached chalet-bungalow located at the foot of a quite no-through single track lane within the curtilage of Little Ickford, a highly sought after village location of mainly character and period properties adjoining open farmland. Set back from the lane with an extensive paved drive for up to 8 vehicles, the front gardens have been beautifully landscaped with raised borders, box hedge work, a delightful pergola with seating area and even a well stocked greenhouse.

Having been renovated throughout only ten years previously, the accommodation is presented in excellent order over two levels. On entering the property a large entrance hall with hard wood spiral staircase provides access to all reception rooms including a sunny double aspect living room with glazed double doors, a dining room/bedroom with lovely views over the rear garden, spacious kitchen/dining room upgraded within the last month and featuring a high-end Rotpunkt bespoke range of contemporary base and wall units with solid quartz worktops, Neff integrated appliances including a double oven, ceramic hob, extractor hood, fridge and dishwasher. The kitchen has been finished with a modern tiled floor and features both ceiling and floor level LED lighting. Ground floor accommodation continues with a separate utility room, rear part glazed lobby with built-in storage and breakfast bar offering views over the adjoining paddock land and a spacious master bedroom suite comprising of a double bedroom with built-in wardrobes and further storage cupboards served by an en-suite shower room complete with Aqualisa thermostatic shower.

On the first floor a converted loft now provides a sunny double aspect living space currently used as a second sitting room with beautiful views over the garden and paddock land beyond served by a large modern bathroom suite with Aqualisa thermostatic shower over the bath. Further access leads to a large storage area with Velux skylight window which offers scope for further conversion (subject to building regulations). The gardens located to the rear of Furrows End are a particular feature of the property being beautifully landscaped and adjoining open paddock land. Laid predominantly to lawn the gardens feature a raised timber deck, well stocked borders, a large timber summer house with power and light and a raised vegetable patch. The gardens also offer access to a detached single garage with light and power and two timber storage sheds.

“SET IN AN IDYLIC LOCATION, FURROWS END OFFERS FLEXIBLE LIVING SPACE AND WONDERFUL GARDENS”



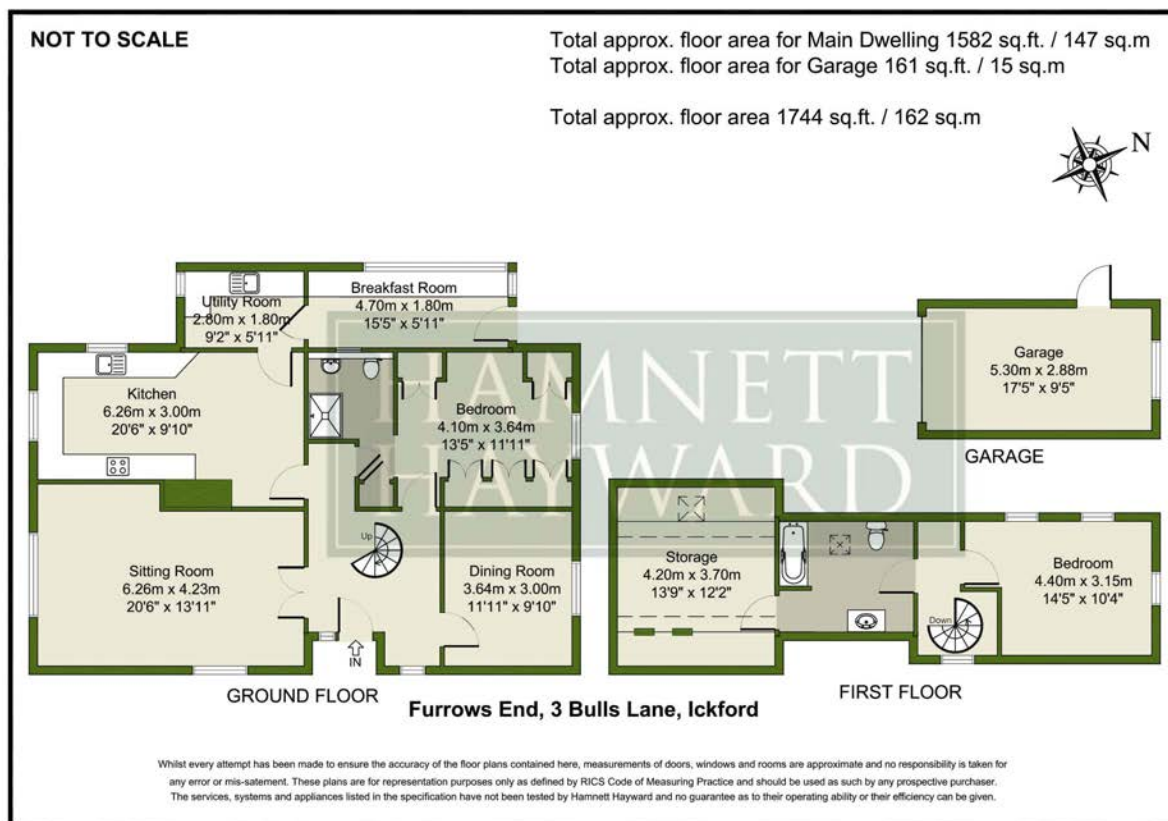
AT A GLANCE

- Idyllic location within Little Ickford, which is a stunning enclave of mainly period property set on a quiet lane
- Flexible accommodation of the highest standard
- Brand new fitted kitchen with integrated appliances
- Beautiful mature gardens adjoining paddock land



SUMMARY

- Entrance hall with spiral staircase
- Living room
- Kitchen/breakfast room fitted with brand new range of base & wall units/integrated Neff appliances
- Family/dining/bedroom
- Cloakroom/shower room
- Utility room
- Rear lobby/breakfast area
- First floor reception/bedroom
- First floor bathroom
- Large attic storage area
- Garage
- Outstanding secluded gardens adjoining paddock land
- Lovely setting on the fringe of the village



LOCATION

Surrounded by beautiful rolling countryside is the attractive village of Ickford located just 4 miles from the market town of Thame. The village features the historic church of St. Nicholas dating back as far back as the XII century, a popular public house (The Rising Sun), general village store and Post Office. Little Ickford is the absolute 'gem' of the village being a picturesque single lane of mainly detached period property adjoining open fields offering wonderful country walks. Ickford combined school continues to thrive in the village, with further Grammar schools available in Aylesbury. A bus service operates between Aylesbury and Oxford and includes Thame within it's route. The Oxford John Radcliffe hospital is also well placed. Further facilities and amenities are located in nearby Thame which includes reputable schools, a Health Centre, numerous sports clubs, restaurants, public houses and shops, including a large Waitrose. For the commuter, junction 8A of the M40 motorway is located just 3 miles away and Haddenham & Thame Parkway (5 miles) offers a comprehensive train service into London Marylebone in approximately 40 minutes.

ADDITIONAL INFORMATION

Services: Mains water and electricity

Heating: Oil fired central heating to radiators (New boiler)

Energy Rating: Current F (40) Potential D (68)

Local Authority: Aylesbury Vale District Council

Postcode: HP18 9HR

Council Tax Band: Band E

**HAMNETT
HAYWARD**

HAMNETT HAYWARD

42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: thame@hamnetthayward.co.uk