



Well Cottage

Ivinghoe Aston | Buckinghamshire

FINE & COUNTRY





Well Cottage

High Street | Ivinghoe Aston | Buckinghamshire | LU7 9DP

Well Cottage is a charming 16th Century Grade II Listed three bedroom detached character cottage with planning approved to extend the kitchen, and a wealth of character features throughout and set within approximately 2.5 acres of grounds with the addition of a detached self contained two bedroom annexe, ideal for families looking to come together with versatile multi generational living. This delightful cottage is also ideal for those looking for equestrian living with two acres of paddocks, stabling and a detached workshop, or the perfect opportunity for a business venture from the comfort of your front door. Located within the picturesque Buckinghamshire village of Ivinghoe Aston and views towards Ivinghoe Beacon and surrounding Buckinghamshire countryside.

Entering this characterful home is a welcoming entrance hall with a downstairs cloakroom and leads through to a spacious dual aspect sitting room boasting exposed beams and an impressive brick surround log burning stove. Double doors from the sitting room open onto a block paved patio area, creating an ideal space to relax and unwind in the tranquil environment, or al-fresco entertaining with friends and family. To the rear of the entrance hall, access continues through an ideal study area that leads to a door with access into the a spacious dining room, the perfect setting for formal gatherings and features exposed beams, original tiles and a grand brick surround log burning stove. Adjacent to the dining room is the separate dual aspect kitchen which has recently been granted planning approval to be extended. The kitchen is complete with a range of base and wall mounted units, integral oven with electric hob, and space for white goods, and a stable door out onto the grounds of Well Cottage.

Stairs from the entrance hall rise to the first floor landing and leads to the master bedroom, two further bedrooms and the family bathroom. The master bedroom is a generous sized double and is fitted with built wardrobes and en-suite shower room. The master bedroom also takes advantage of the elevated views onto the formal grounds, paddocks and countryside views beyond. The family bathroom is fitted with floor to ceiling tiles, a pedestal wash had basin, W.C, and a panelled bath. The first floor landing leads to the third bedroom that also connects to a second landing and the second bedroom, which is a dual aspect and good sized double bedroom. The second and third bedrooms can also be accessed via a secondary staircase which rises via a door within the dining room.

Situated beyond gated access off the High Street of Ivinghoe Aston, Well Cottage is approached via a gravel driveway that leads to ample off road parking for multiple vehicles, and a detached double garage with power and lighting. The formal grounds of Well Cottage is in mainly laid to lawn and boasts an abundance of colour with a multitude of flower beds, mature trees, and a feature pond situated behind the patio area creating a serene environment to relax and unwind. Adjacent to the cottage is a detached two bedroom self contained annexe. The sitting/dining area of the annexe offers a high vaulted ceiling and is open plan to a kitchen area. The kitchen is fitted with a range of base and wall mounted units, integral oven with electric hob, and space for white goods. Off the sitting/dining room is a double master bedroom and a single second bedroom, and a fitted shower room. The gravel driveway of Well Cottage continues beyond the cottage and annexe and leads to a detached outbuilding/workshop with power, kitchenette and w/c. as well as four stables and a tack area. Situated behind the stable block is an all weather arena, and post and rail borders which encloses a large level ground paddock of approximately two acres, providing space for you and your horse, or the possibility of running a business from home. Situated to the rear of the paddock, direct access leads onto the bridleway and on to open Buckinghamshire countryside to enjoy scenic walks or horse riding along the surrounding areas of Ivinghoe Beacon.





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Ivinghoe Aston is an idyllic Buckinghamshire hamlet situated along the foot of the Chiltern Hills, Ivinghoe Beacon and Dunstable Downs. The village of Ivinghoe Aston includes The Village Swan public house, Village Hall and recreational grounds, whilst the nearby village's of Ivinghoe and Edlesborough offers a wider range of local amenities, as well as excellent school nearby including catchment for Aylesbury Grammar Schools. Further amenities and local shopping facilities can be found in the nearby market towns of Tring or Leighton Buzzard, both of which provide an efficient rail service to London within 30 minutes, making it a convenient location for commuting into the capital or exploring the wider area.

- 16th Century Grade II Listed Detached Cottage
- Detached Two Bedroom Self Contained Annexe
- Set within 2.5 Acres with Stabling and Paddocks
- Abundance of Character Features Throughout
- Three Bedrooms and First Floor Family Bathroom
- Spacious Sitting Room and Formal Dining Room
- Beautiful Surrounding Open Countryside
- Desirable Buckinghamshire Village
- Excellent Grammar School Catchment Area
- Efficient Transport Links to London Nearby

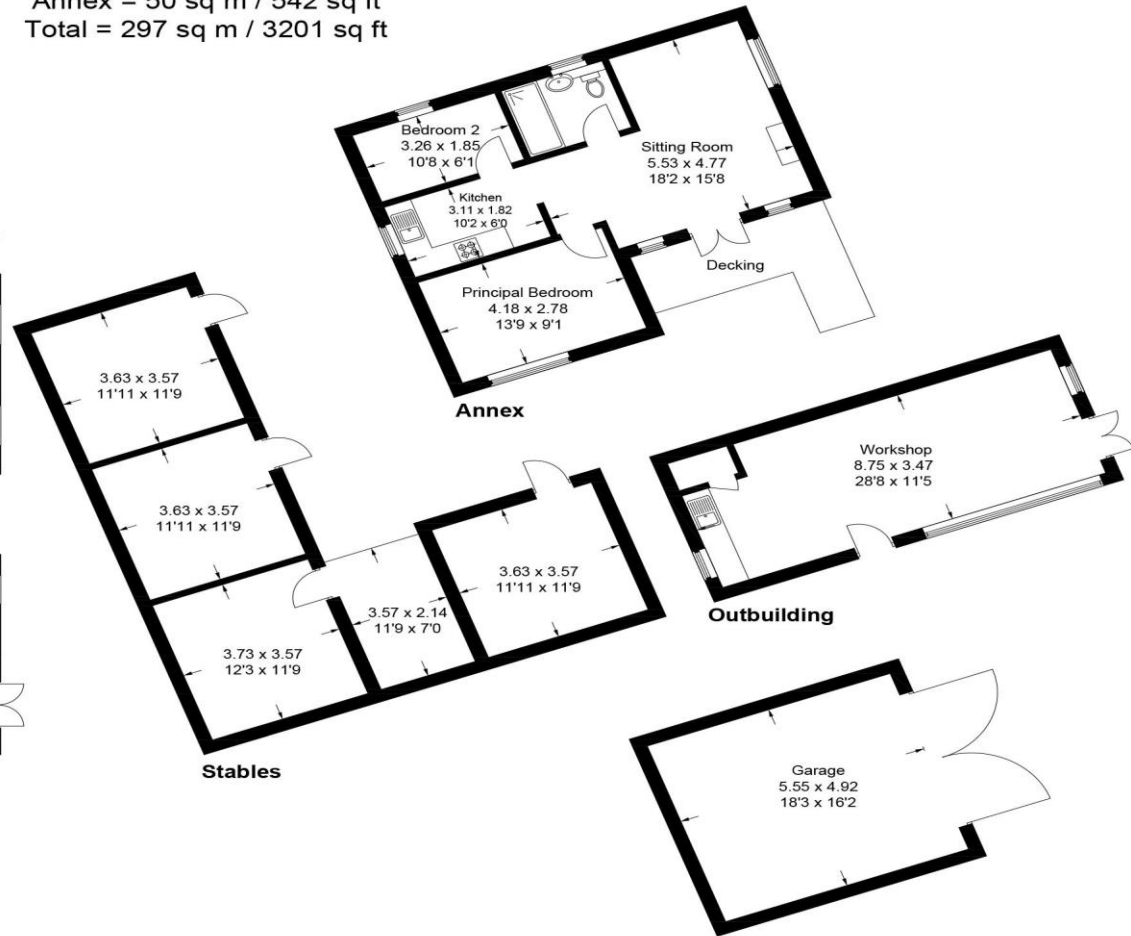
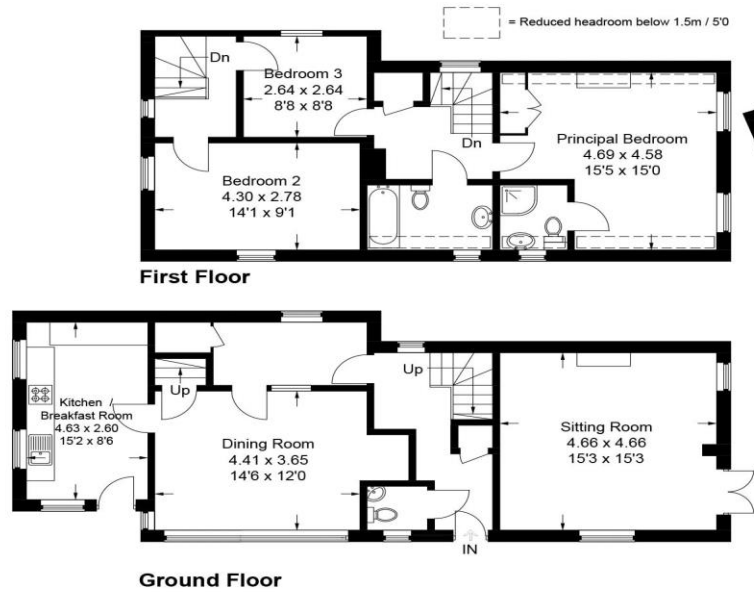
Additional Information

- Tenure: Freehold
- Oil Heating, Mains Water, Electricity
- The Property is Council Tax Band E
- The Local Authority is Buckinghamshire Council



N.B. Planning permission has recently been approved to extend the kitchen, and details are available upon request.

Approximate Gross Internal Area
 Main House = 126 sq m / 1359 sq ft
 Garage = 27 sq m / 294 sq ft
 Outbuilding = 30 sq m / 327 sq ft
 Stable = 63 sq m / 679 sq ft
 Annex = 50 sq m / 542 sq ft
 Total = 297 sq m / 3201 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point that is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.





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