





**Guide Price**  
**£825,000**

Found at the foot of Ivinghoe Beacon enjoying countryside views, this wonderfully presented former school house is welcomed to the market offering both character and modern features. The property benefits from three double bedrooms, lounge with log burner, kitchen/dining room with French doors opening out onto the south facing garden overlooking Ivinghoe Beacon. Additional benefits include an economical ground source heating system, driveway parking for several vehicles and garden studio.

# Property Description

## **ENTRANCE PORCH**

Solid wooden door opens to:

## **VESTIBULE**

Vaulted ceiling with exposed beams, windows to front and rear. Column radiator. Quarry tiled floor. Ledged and braced door to:

## **LOUNGE**

Two windows to front aspect. Two windows to rear aspect. Feature cast iron wood burner, four column radiators, exposed brickwork. Solid wooden ledge and braced door to inner lobby. Opening to:

## **INNER HALL**

Double glazed floor to ceiling windows to both sides, stone tiled floor with inset lighting, cast iron spiral staircase, opening to:

## **KITCHEN/DINING ROOM**

A light and airy room with dining area and kitchen comprising wall mounted and floor standing units with granite work surface over and twin sink with mixer tap, range oven with stainless steel extractor canopy over, central island with storage under, space for fridge/freezer and Under floor heating. Double glazed window to side aspect. double glazed windows to rear aspect and double glazed french doors to rear aspect leading onto limestone floor.

## **REAR LOBBY**

Quarry tiled floor. Radiator. Wooden ledge and braced doors to store and utility/cloakroom.

## **UTILITY/CLOAKROOM**

Low level w.c. wash hand basin, electric boiler/ ground source heating system, plumbing for washing machine, space for tumble dryer, quarry tiled flooring. Window to rear.

## **LANDING**

Galleried study area with wrought iron ballustrade, galleried lounge, exposed beams and vaulted ceiling area, radiator, doors to all bedrooms and bathroom.

## **BEDROOM ONE**

Double glazed window to rear aspect overlooking rear garden. Built in wardrobe. Radiator.

## **BEDROOM TWO**

Double glazed window to side. Double glazed window to rear. Radiator. Built in wardrobe. Exposed beams and brick work.

## **BEDROOM THREE**

Double glazed window to side aspect. Double glazed window to rear aspect. Exposed brickwork. Radiator.

## **BATHROOM**

Freestanding roll top bath with mixer tap, low level w.c. heated towel rail, tiled shower cubicle. Double glazed window to rear overlooking garden.

## **OUTSIDE**

## **PARKING**

Accessed via five bar gates a shingled driveway provides off road parking for several vehicles.

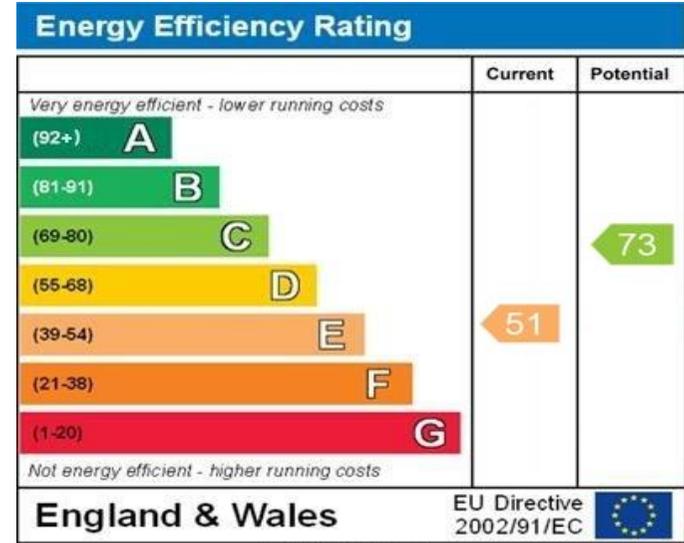


**Old school, Ivinghoe Aston**



**Approximate Total Area**  
 1705 sq ft / 158.4 sq m  
 Studio / Workshop = 247 sq ft / 23.0 sq m  
 Total = 1952 sq ft / 181.4 sq m

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. (ID995011)



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