

# Meadow Lodge

35 Sheldon Road | Ickford | Bucks | HP18 9HT





Price £1,025,000

## ACCOMMODATION

Entrance hall with staircase & cloakroom  
Kitchen/breakfast room with garden views  
Separate dining room to front aspect  
Spacious sitting room with open fireplace  
Delightful conservatory with glorious views  
Utility room and well appointed study  
Bedroom suite/dressing room & en suite  
3 further bedrooms & family bathroom  
Stunning rear gardens with open views  
Driveway parking to the front of the house



Meadow Lodge was built in 1990 and built by a local developer situated in the tranquil and semi rural village of Ickford. The property is beautifully presented throughout with outstanding rear gardens and views beyond. The reception hallway has doors opening to all principal rooms as well as a downstairs cloakroom. The welcoming sitting room has a open fireplace with brick hearth and views over the garden as well as doors opening into the spacious conservatory with ample seating area to enjoy the views and





the landscaped gardens and beyond. There are further doors opening into the dining room making the reception rooms an ideal area for entertaining. The kitchen / breakfast room with Neff wall mounted double oven, space for fridge freezer and integrated Siemens dishwasher. From the kitchen there is a utility room and door to the garage as well as a rear porch which leads to the study. On the first floor the main bedroom suite has a dressing room and en suite shower room. There are 3 further bedrooms and a family bathroom. Externally the gardens are truly delightful with stunning open views to the rear, garden room and patio area leading to raised beds with garden sheds and greenhouse, pond as well as access to the front with driveway parking for 2 cars.

## KEY FEATURES

- Highly desirable 4 bedroom family home in the pretty village of Ickford
- Popular village location with thriving community, village hall, pub & shop
- Outstanding Primary School and catchment to Grammar Schools
- Rail links are available from Haddenham & Thame Parkway Station
- Easy access to M40 for commuting to London and Oxford
- Please call Colombs on 01844 214421 to arrange a suitable time to view



## ICKFORD

Ickford is a pretty and tranquil village within easy reach of both Oxford and Thame with a thriving local community and a popular village shop and local public house. There is also an excellent network of walks and bridleways linking the villages. By car the M40 is approximately 4 miles away and Thame & Haddenham Parkway Station is a 15 minute drive away with regular links to Marylebone / Birmingham and Oxford. There is a popular and highly regarded local primary school within the village and Ickford is within catchment for both Aylesbury Grammar and Wheatley Park.

## Meadow Lodge, 35 Sheldon Road

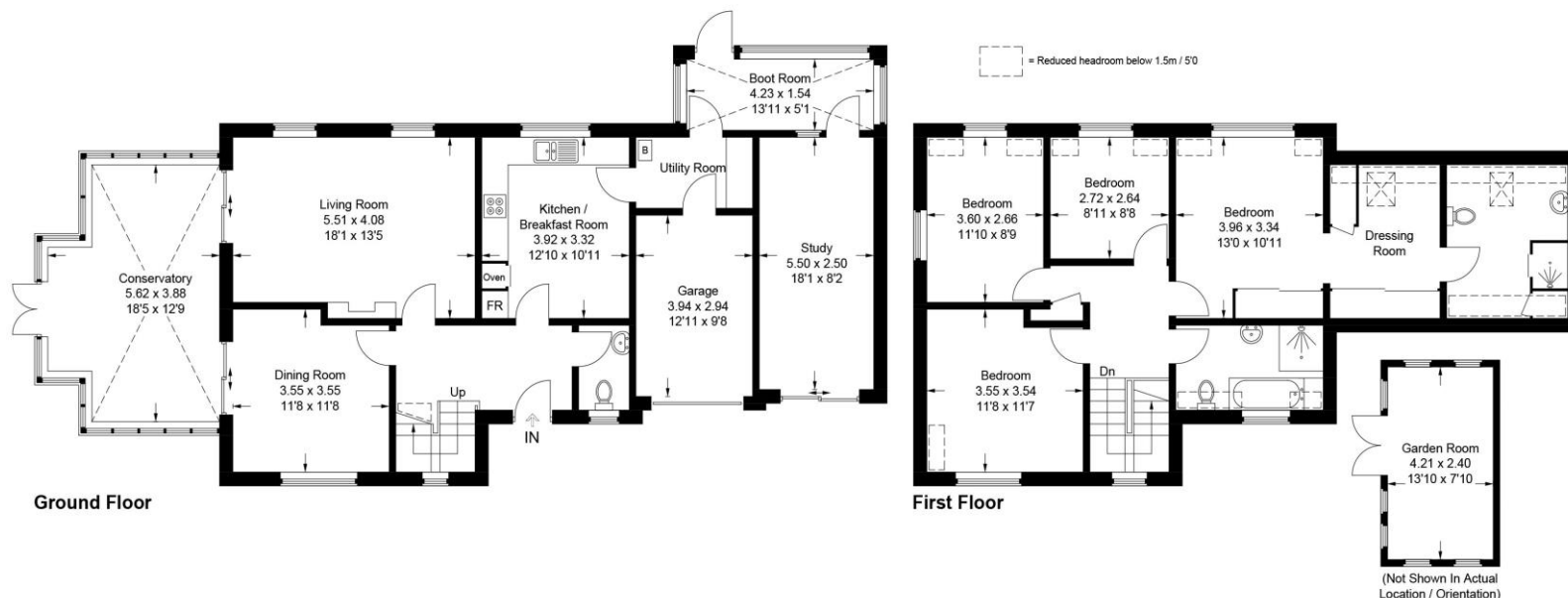
Approximate Gross Internal Area (Including Garage)

Ground Floor = 120.5 sq m / 1,297 sq ft

First Floor = 79.6 sq m / 857 sq ft

Garden Room = 10.1 sq m / 109 sq ft

Total = 210.2 sq m / 2,263 sq ft



Local Authority – Buckinghamshire Council

Council Tax - F

EPC - D

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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.