



FORD END
IVINGHOE, LU7 9EA

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£1,000,000 FREEHOLD

IVINGHOE. BUCKS LU7 9EA

Game Lodge is a spacious, detached family bungalow offering superb potential for development (stp) and sits on a generous plot with a paddock approximately 1.50 acres adjacent to the property.

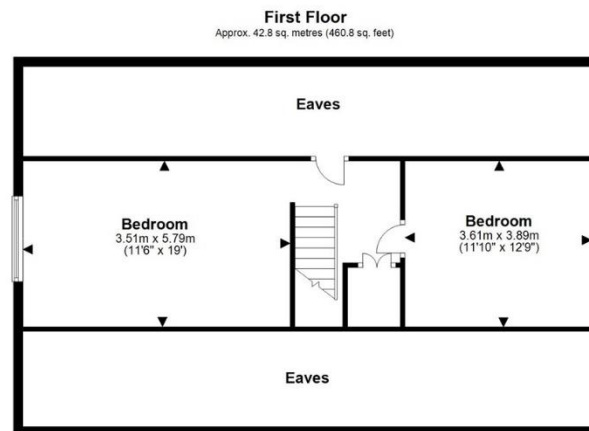
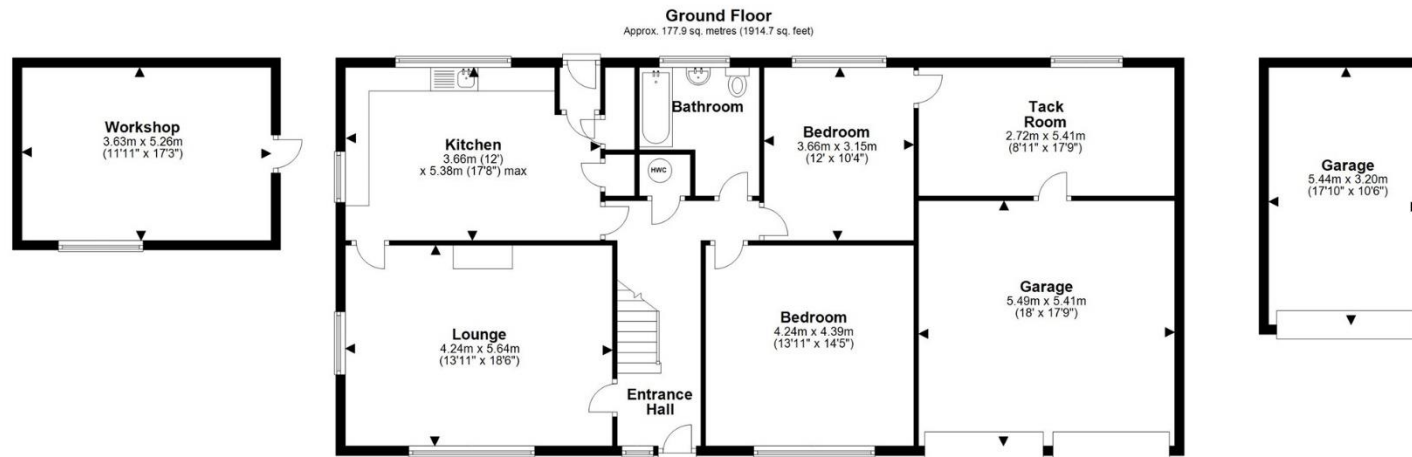
A detached bungalow, built in 1968, offering excellent potential for development (subject to planning etc). Light and airy spacious rooms are a theme throughout the accommodation which offers a versatile layout. The ground floor comprises: entrance hall, lounge, farmhouse kitchen/dining room, two double bedrooms, bathroom. There is a door linking to the tack room and in turn, through to the double garage. Upstairs there is a large open games room and a bedroom.

The bungalow sits quite central on the plot with wrap around gardens affording a good degree of seclusion. There is a long driveway and plenty of parking and extensive lawn with established fruit trees . Adjacent to the bungalow, across the farm driveway, is an enclosed paddock measuring around 1.5 acres which combined with the garden gives 2.25 acres.

Situated in this sought after Buckinghamshire village close to the borders of Hertfordshire and Bedfordshire, Ivinghoe boasts some fine examples of Tudor architecture particularly around the village green. The village is adjacent to many acres of National Trust land including the windmill and Ivinghoe Beacon. This highly regarded village provides a wide range of social events, sports and facilities all within easy walking distance. Ivinghoe also provides a post office, library, village shop, chemist and a tea room Tring Station is about a five minute drive away. More amenities can be found in nearby Tring and Berkhamsted. There is a village primary school and Ivinghoe is within the grammar school's catchment area.







Total area: approx. 220.7 sq. metres (2375.4 sq. feet)
Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

TRG107842 – Version 9
EPC rating – D Council Tax Band -F

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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