



WINTER COTTAGE
CHURCH ROAD, IVINGHOE, LU7 9EH

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IVINGHOE LU7 9EH

Offers in excess of **£480,000** Freehold

A pretty three bedroom cottage, filled with charm & character, overlooking the picturesque village church. Off road parking.

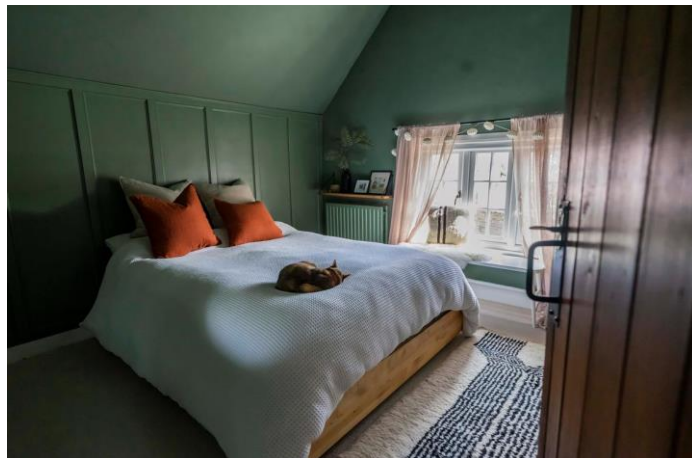
This pretty cottage offers more than meets the eye and enjoys a wonderful view over the 13th century church opposite. The cottage is just along the road from amenities such as the Rose & Crown country pub, tea room, pharmacy, and the village green which hosts various events throughout the year and some of the areas most beautiful countryside is right on your doorstep, including Ivinghoe Beacon, Dunstable Downs, Pitstone Windmill and Whipsnade Zoo. There are several golf courses nearby, in addition to Ivinghoe Golf course and Tring is under 4 miles away with shops, restaurants etc. and Tring train station is a little over 3 miles away and Cheddington station is under 2.5 miles away serving London Euston directly.

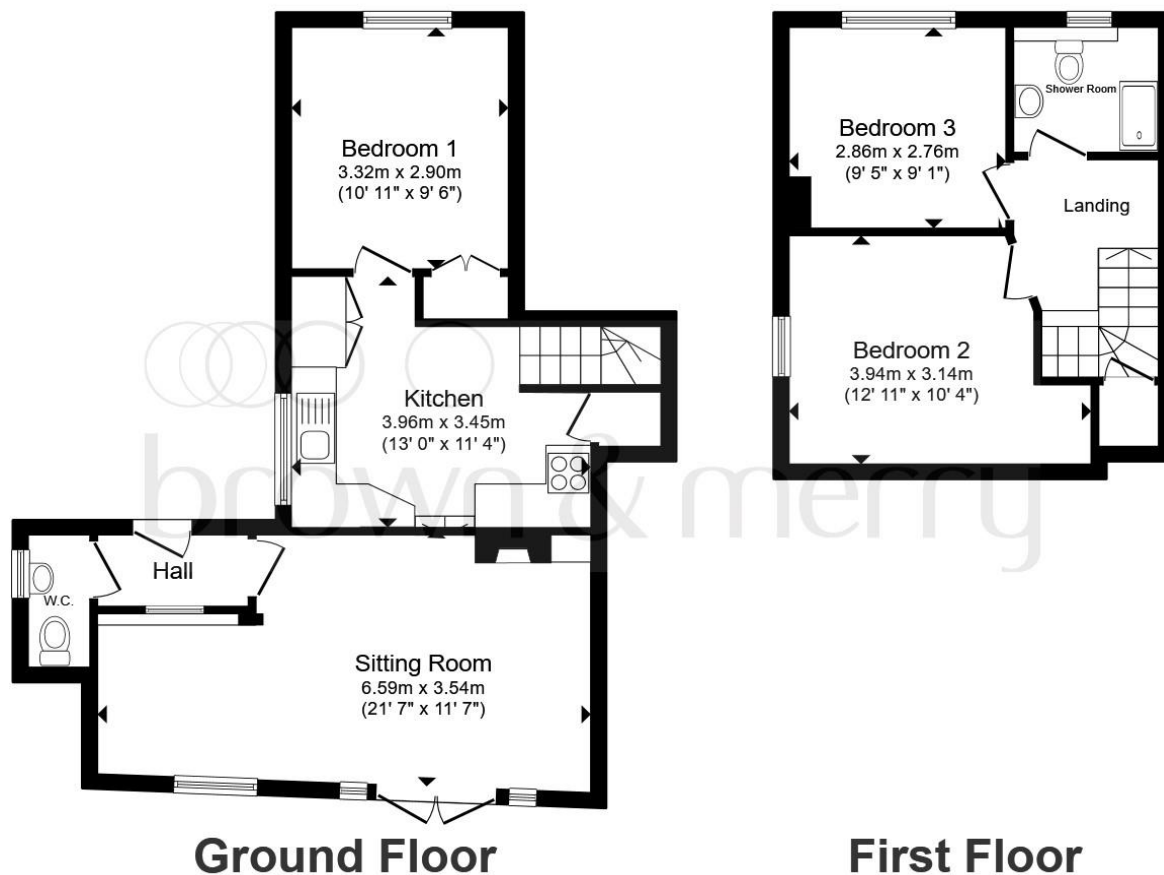
There is a private front garden enclosed with iron railings (a perfect spot to sit and enjoy a glass of something after a busy day) and a front door opening to an inviting entrance hall with a guest w/c. There's plenty of space to hang coats and kick off shoes before continuing through to the living room. This charming room features a log burner, exposed brickwork and fitted shutters to the window and French doors and is a sociable space to entertain guests. There are two steps down to the kitchen breakfast room which is a good size and complete with Butler's sink, breakfast bar, pantry and utility cupboard for the white goods. Beyond the kitchen is a guest bedroom or study with additional built in storage.

Upstairs are two double bedrooms and a well appointed modern shower room. In addition to the afore mentioned enclosed front garden area, there is a off road parking and a shared garden (shared with the neighbour) which is perfect for alfresco dining.









Total floor area 78.5 m² (844 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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EPC rating – TBA Council Tax Band - C

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