



WELLCROFT,  
IVINGHOE, LU7 9EF



# WELLCROFT, IVINGHOE LU7 9EF

£950,000 FREEHOLD

**A pretty five bedroom period cottage in a tucked away location within Ivinghoe village, with parking, large garden (approx. half an acre) and views.**

A unique, detached period family home tucked away in a peaceful cul-de-sac in the sought after Buckinghamshire village of Ivinghoe. Various amenities are within walking distance including the charming Rose & Crown village pub, church, school, tearoom, 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.

The cottage itself offers over 1800 sqft of well presented accommodation, arranged over two floors, with an abundance of character features. The entrance hall has a tiled floor and features an original fireplace, a w/c and stairs to the first floor. There is a large sociable open plan living and dining room, a separate spacious family room. The Farmhouse style kitchen is inviting and homely offering space to entertain family and friends. There's plenty of storage in the shaker style cabinets and the adjoining utility room provides space for the white goods and another route to the rear garden.

Upstairs are five double bedrooms and a family bathroom complete with shower cubical and freestanding bath tub. There is an en-suite shower to the guest bedroom.

The rear garden is quite a feature, extending to around half an acre. The large patio area immediately behind is an excellent outside entertaining space. Steps rise to the large lawn which has some stunning views of the surrounding countryside. There is parking.



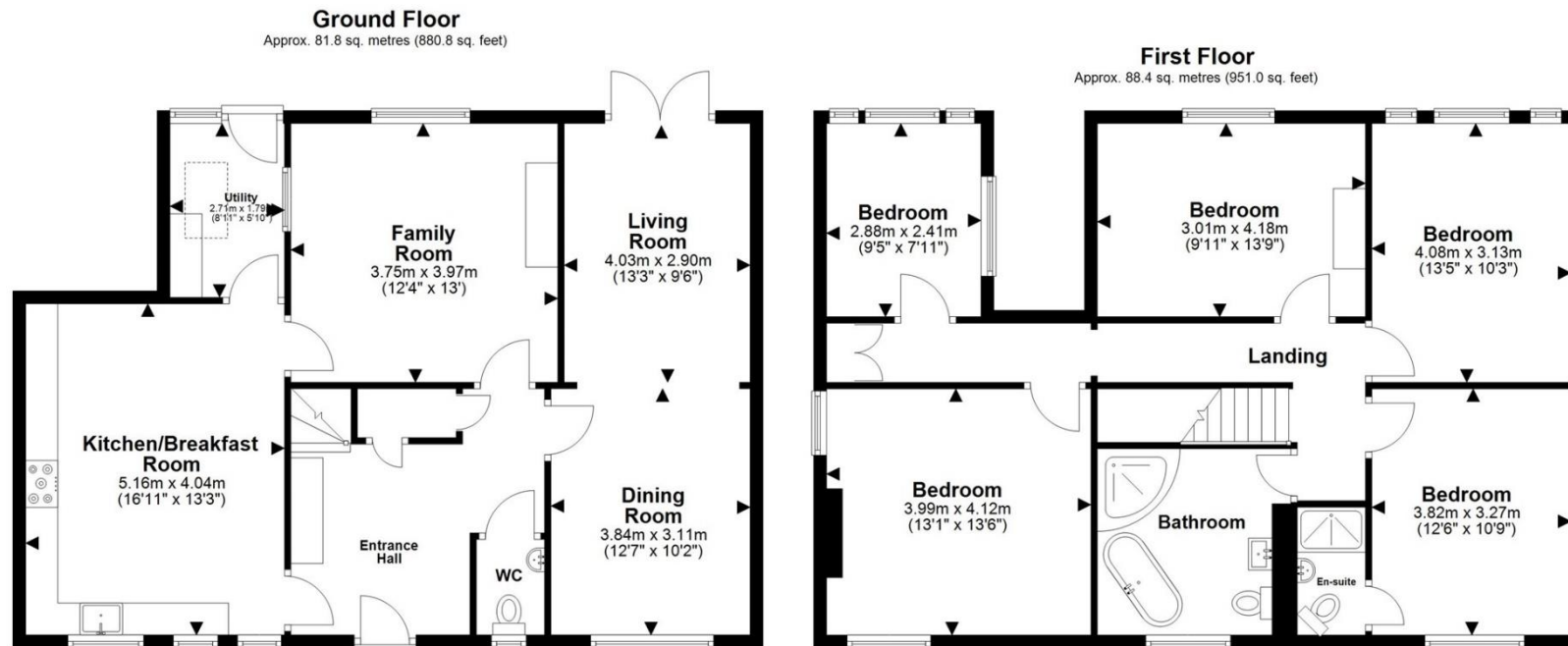












Total area: approx. 170.2 sq. metres (1831.8 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
Plan produced using PlanUp.

TRG108364– Version 4

EPC rating – tba 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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