



HIGH STREET
IVINGHOE, BUCKINGHAMSHIRE LU7 9EP

HIGH STREET

£535,000 FREEHOLD

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A stunning character property in the centre of Ivinghoe village close to amenities.

This luxurious apartment occupies the entire ground floor of this former chapel, dating back to 1865 and converted to a superb standard in 2016. The property features Oak floors with underfloor heating and Oak doors, exposed brick walls and high ceilings. Huge arched windows flood the impressive living space with natural light creating a wonderful atmosphere, perfect when entertaining guests. The kitchen area is well appointed with plenty of cabinets and granite work tops incorporating a wide butlers sink, wine wrack, wine cooler, fridge freezer, dishwasher and gas range cooker. A separate utility rooms provides additional useful storage and space for the white goods. There are three double bedrooms and an elegant family bathroom complete with freestanding bath tub and separate walk in shower. The principle bedroom has fitted wardrobes and dressing table and a stylish en-suite. The front of the property is paved behind wrought iron railings and provides low maintenance outdoor space to enjoy.

Ivinghoe is a quintessential English village in Buckinghamshire with an attractive village green (hub of the community and home to many a village fete and fair). There is a charming village pub. There is a Post Office, Pharmacy (and doctors surgery just a few hundred yards up the road in the next village), school, church tea rooms and so much more....there's even a 9 hole golf course with club house. Ivinghoe is surrounded by beautiful Chiltern Hills countryside including Ivinghoe Beacon and there are spectacular walks along The Ridgeway Path.

Nearby market towns of Tring (4 miles), Berkhamsted (8 miles) and Leighton Buzzard (6 miles) offer a comprehensive range of shops, supermarkets, boutiques and restaurants as well as the main line station with trains to London (Euston).

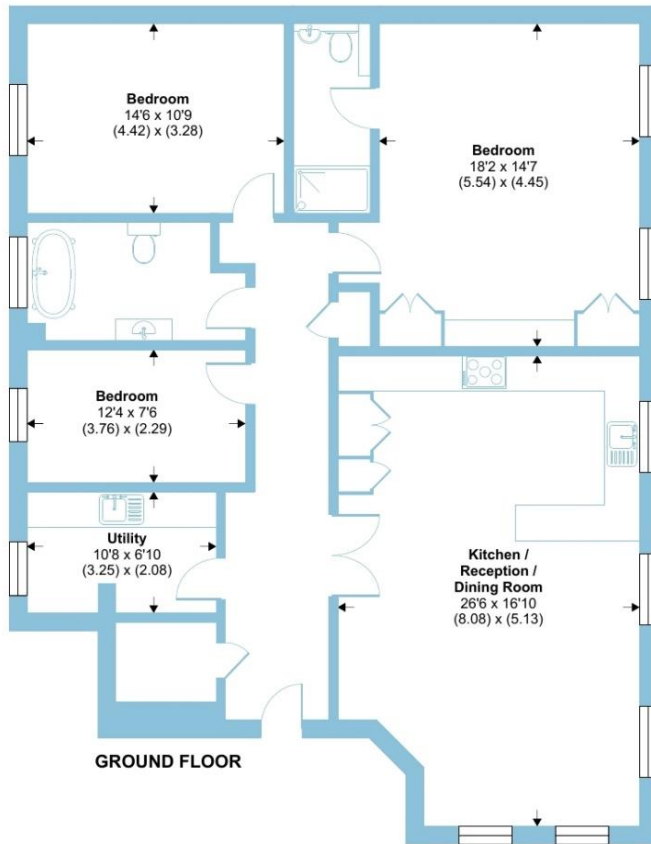




High Street, Ivinghoe, Leighton Buzzard, LU7

Approximate Area = 1391 sq ft / 129.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Brown & Merry. REF: 1038778



- THREE BEDROOMS
- HIGH CEILINGS
- EN-SUITE PLUS FAMILY BATHROOM WITH SEPARATE SHOWER
- IMPRESSIVE OPEN PLAN LIVING SPACE
- SEPARATE UTILITY
- UNDERFLOOR HEATING THROUGHOUT

TRG107508 – Version 8

EPC rating – B Council Tax Band - E

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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