



Station Road

Ivinghoe, Buckinghamshire, LU7 9EB



Village life and country views.

This beautifully presented semi-detached home seamlessly combines light-filled living spaces with traditional charm, further enhanced by an impressive 150ft rear garden and a gated driveway offering parking for up to three vehicles.

Nestled in a bucolic Buckinghamshire village setting, the property enjoys stunning views across the local countryside, while being just a short walk from the village's excellent range of amenities.

The ground floor boasts a welcoming sitting room, complete with a cosy wood-burning stove, ideal for creating a relaxed atmosphere. The modern kitchen and dining area offers a spacious, open-plan setting for family dining, comfortably accommodating four.

Upstairs, the property features two generously sized double bedrooms, along with a contemporary bathroom that includes both a bath and a separate shower, providing the utmost convenience.

The mature plot is a standout feature, with a rear garden extending to approximately 150ft, complemented by a useful outbuilding.

Guide price: £435,000
Tenure: Freehold



While the home already offers excellent living space, there is considerable potential for further expansion, subject to the necessary planning approvals.

In addition, the property benefits from solar panels, which generate a generous Feed-in Tariff, enhancing both energy efficiency and offering a sustainable income stream..



Location

Tring is a pretty market town on the edge of the Chiltern Hills, mentioned in 1086 in the Domesday book. The town offers a wide range of recreational facilities, including a branch of the Natural History Museum, the Grand Union Canal, Pendley Court Theatre, and various sporting activities.

Local shopping facilities are varied and include a selection of independent boutiques, plus larger chains such as Tesco and M&S Simply Food. There are also a number of independent restaurants and artisan cafes.

The slightly larger market town of Berkhamsted is only around 5 miles away, and offers a further range of shops and facilities, including Waitrose.

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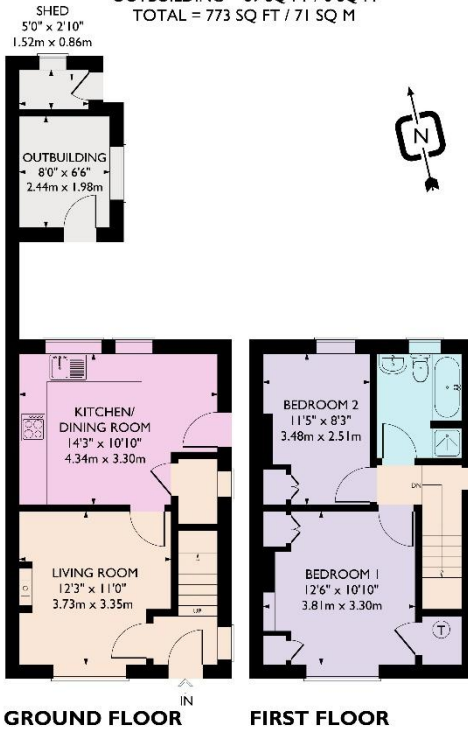


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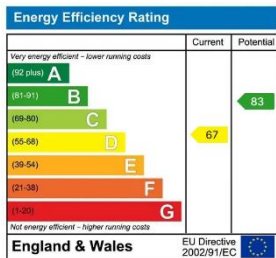
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APPROXIMATE GROSS INTERNAL AREA = 704 SQ FT / 65 SQ M
 OUTBUILDING = 69 SQ FT / 6 SQ M
 TOTAL = 773 SQ FT / 71 SQ M



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Council Tax Band: C

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