

GREYSTONE COTTAGE

47A BRIDGE STREET, ICKFORD, BUCKINGHAMSHIRE HP18 9HU



HAMNETT
HAYWARD

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HP18 9HT

An attractive extended semi-detached cottage located within a highly sought after village adjoining open countryside offering stunning views

Greystone Cottage is a beautifully presented three bedroom semi-detached cottage, originally dating back to early 1800's and constructed of natural stone elevations. In more recent years the property has been extended and updated to a very high standard and is located within a highly sought after village with a wonderful plot adjoining open countryside, whilst offering excellent connections to Oxford & London.

Internally the property enjoys beautifully presented accommodation arranged over two floors comprising a sitting room with fireplace, a dining room/study, conservatory overlooking the rear garden and an extension to the rear now provides a generous 20' kitchen/breakfast room. The kitchen is fitted with a range of solid oak cupboard and drawer units and a traditional cream Rayburn provides a classic finish.

The first floor has been recently extended to provide a stunning family bathroom and a further extension over the carport provides a dedicated master bedroom suite, including a well appointed shower room. Two further double bedrooms complete the first floor arrangement.

Externally and of particular note is the outstanding garden and idyllic situation overlooking open countryside to both the front and rear. Off street parking for two-three vehicles is available within the car port to the side of the cottage, extending into the rear. The rear garden is beautifully tended and laid predominantly to lawn with a mixture of mature flower beds, the garden also has two timber constructed outbuildings one of which is insulated offering scope to convert into a home office both with power and light. A raised brick built garden pond is also located within the garden and a private paved terrace provides a wonderful setting for entertaining.

In our opinion Greystone Cottage offers a unique blend of period living with a modern extension all within a highly sought after Buckinghamshire village, adjoining open countryside yet within striking distance of the M40 for access into London and Oxford.

“SET IN AN IDYLIC VILLAGE LOCATION ADJOINING OPEN COUNTRYSIDE, GREYSTONE COTTAGE IS A CHARMING HOUSE OF CHARACTER WITH AN EXTENDED MODERN INTERIOR”



AT A GLANCE

- Idyllic location within the heart of this pretty Buckinghamshire village adjoining open countryside
- Beautifully presented accommodation throughout
- Extended to provide a lovely master bedroom suite and a fabulous family bathroom
- Three bedrooms, two bathrooms, off street parking and two timber outbuildings
- Rural views with stunning countryside walks
- London Marylebone in under 40 minutes from Haddenham & Thame parkway



SUMMARY

Inner hallway

Sitting room with working fireplace

Dining room

20' Kitchen/breakfast room with Rayburn

Conservatory

Master bedroom with en-suite shower room

Two further bedrooms

Fabulous family bathroom

Carport

Off street parking

Insulated timber outbuilding with scope to turn into home office and separate workshop

Beautifully landscaped gardens adjoining countryside

Recently updated with new carpets and re-decorated

Outstanding location

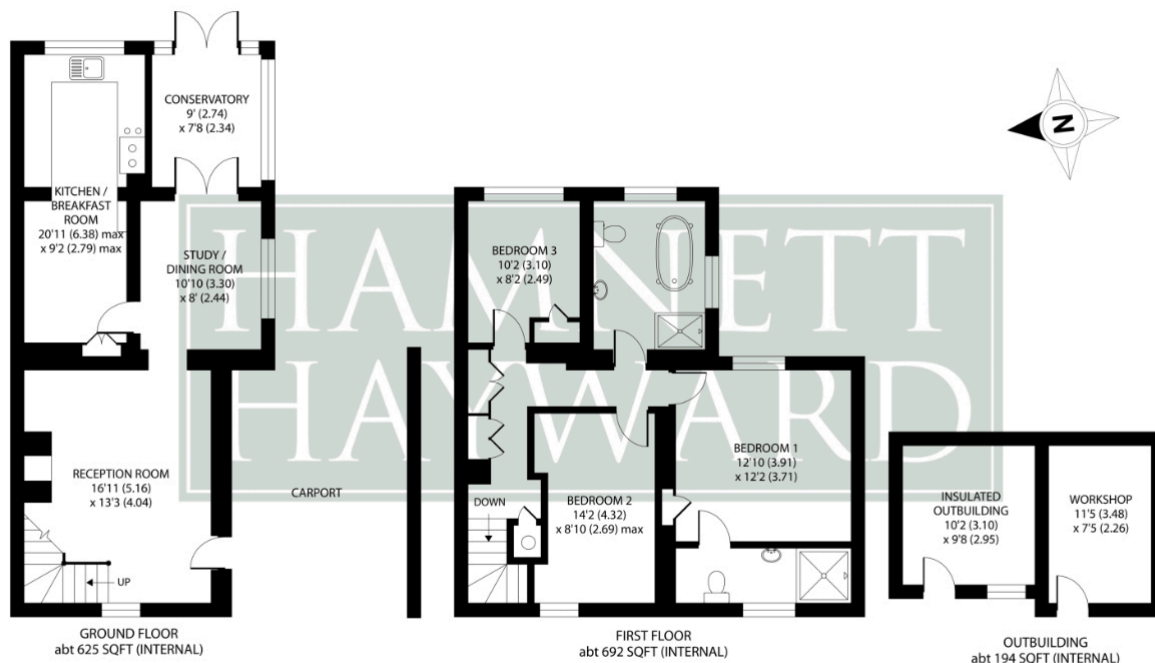
No onward chain

Within catchment of one of the finest primary schools in the area

Bridge Road, Ickford, Aylesbury, HP18

Approximate Area = 1317 sq ft / 122.3 sq m (excludes outbuilding)

For identification only - Not to scale



LOCATION

Surrounded by beautiful rolling countryside is the attractive village of Ickford located just 4 miles from the market town of Thame. The village features the historic church of St. Nicholas dating back as far as the XII century, a popular public house (The Rising Sun), general village store and Post Office. There are also a number of wonderful country walks adjoining open fields. Ickford combined school continues to thrive in the village with good Ofsted reports. A bus service from the village also provides further Grammar schools in Aylesbury and private schools in Oxford. A further bus service operates between Aylesbury and Oxford and includes Thame within its route. The Oxford John Radcliffe hospital is also well placed. Further facilities and amenities are located in nearby Thame which includes reputable schools, a Health Centre, numerous sports clubs, restaurants, public houses and shops, including a large Waitrose. For the commuter, junction 8A of the M40 motorway is located just 3 miles away and Haddenham & Thame Parkway (5 miles) offers comprehensive train service into London Marylebone in approximately 40 minutes.

ADDITIONAL INFORMATION

Services: Mains water, drainage & electricity

Heating: Oil fired central heating to radiators,

Energy Rating: Current D (64) Potential A (99)

Local Authority: Buckinghamshire County Council

Postcode: HP18 9HU

Council Tax Band: E

GUIDE PRICE £585,000



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hamnett Hayward Ltd. REF: 490501



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