

# MANORFIELD BARN

10 LITTLE ICKFORD, ICKFORD, BUCKINGHAMSHIRE HP18 9HS



HAMNETT  
HAYWARD



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**An individual character one bedroom barn conversion with large secluded garden and off street parking**

Tucked away in an enviable setting in the conservation area of this popular village close to open countryside, this detached period barn conversion could suit as a comfortable home or as an idyllic and cosy weekend retreat.

The impressive, open plan vaulted living room/kitchen is ideal for entertaining featuring a log burning stove and room for both a lounge and dining area. The open plan kitchen has been fitted with a bespoke range of timber base and wall units and open tread steps lead up to a useful galleried mezzanine area, suitable for a variety of uses. The double bedroom is on the ground floor with an ensuite bathroom.

There is ample parking with a gravelled drive to the front, and the property is set in large secluded gardens which are laid to mainly to lawn and interspersed with trees, plants and shrubs.

This lovely barn conversion is situated on a beautiful no-through lane surrounded by period property within this popular Buckinghamshire village.

“A MOST ATTRACTIVE ONE BEDROOM PERIOD BARN CONVERSION WITH SECLUDED GARDEN AND OFF STREET PARKING LOCATED IN AN IDYLIC SETTING ”



## AT A GLANCE

- Individual one bedroom period barn conversion set in idyllic location
- Impressive vaulted living space with exposed beams and en-suite double bedroom
- Bespoke timber fitted kitchen, attractive timber floor and log burning stove
- Mature secluded garden and off street parking for a number of vehicles





## SUMMARY

- 22' Vaulted open plan living/dining room
- Open plan kitchen area
- Double bedroom
- En-suite bathroom
- Galleried mezzanine level
- Off street parking
- Secluded west facing garden
- Beautiful setting surrounded by character property
- Sought after village location

## 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 having the accolade of best primary school in Buckinghamshire and recently in the top 3% in the UK for progress between KS1 & KS2. 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:** Electric panel heaters & log burning stove

**Energy Rating:** Current E (43) Potential A (112)

**Local Authority:** Buckinghamshire County Council

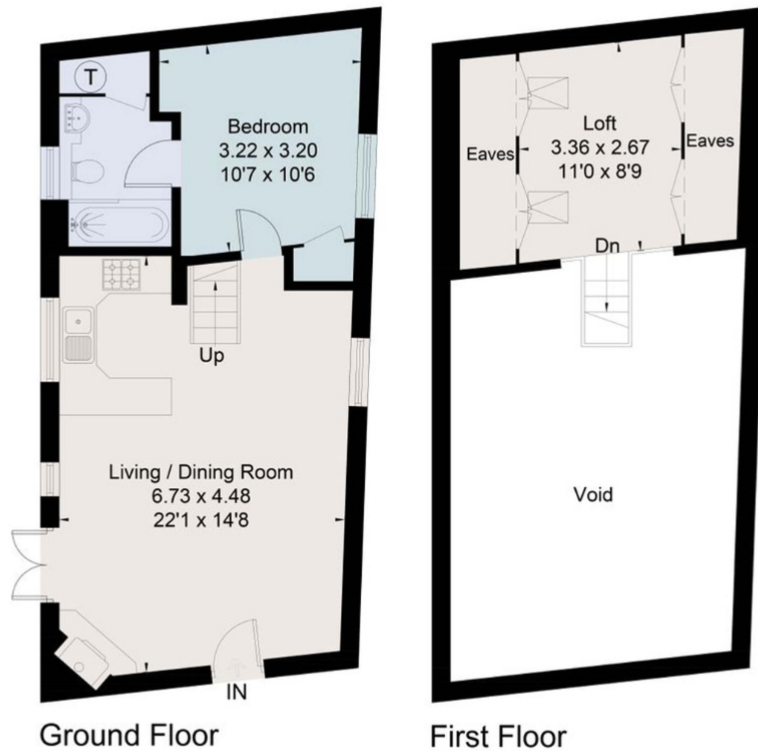
**Postcode:** HP18 9HS

**Council Tax Band:** B

GUIDE PRICE £395,000

NOT TO SCALE

Approximate Floor Area = 61.8 sq m / 665 sq ft (Including Eaves)



**HAMNETT  
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PROPERTY CONSULTANTS

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Hamnett Hayward and no guarantee as to their operating ability or their efficiency can be given.

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