

8 FARM CLOSE

ICKFORD, BUCKINGHAMSHIRE HP18 9LY



HAMNETT
HAYWARD

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A most attractive four bedroom detached family home enjoying beautiful formal gardens, a modern garden office and a recently re-fitted kitchen/dining room

Originally constructed circa. 1995, Farm Close is a small 'no-through' development of just twelve generous detached homes, adjoining open paddocks. Ideally located within a peaceful part of the village whilst just a short walk from the village shop and the outstanding Ickford primary school, Farm Close is wonderfully positioned for family life within a thriving village. This lovely home also offers a generous garden with a detached home office and a re-fitted kitchen.

Internally, the property offers generous and adaptable living to the ground and first floor with three reception rooms, four bedrooms and three bathrooms. Of particular note is the stunning kitchen, recently reconfigured to provide a spacious open plan arrangement and fitted with white gloss contemporary units extending into a peninsular, all with white quartz work surfaces. Integrated appliances include an induction hob with extractor, two eye level ovens, a dishwasher and fridge/freezer. The kitchen flows into a dining area to form the hub of the house with bi-fold doors opening directly to the rear garden. Further accommodation to the ground floor includes a sitting room with open fireplace housing a wood burning stove, a cloakroom and a family room/snug. To the first floor are four bedrooms, including a master bedroom with an en-suite shower room, a guest bedroom suite with a modern 'Jack & Jill' shower room, two further bedrooms and a family bathroom.

Outside the property enjoys off street parking to the front of the double garage, with a personnel door to access the garage. The rear garden extends to an impressive 70' in length and laid predominately to lawn with a range of mature shrubs. A 'Trex' composite deck extends the width of the garden to provide the perfect position for summer entertaining. A recently laid stone pathway extends to the rear, providing access to the detached garden room, ideal for a home office or gymnasium.

In our opinion 8 Farm Close is a wonderful opportunity to acquire a beautifully presented family home, tucked away within a picturesque setting for a quiet village life, whilst on the door step for fast connections to London, Oxford and Birmingham.

"A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME ENJOYING A QUIET 'FAMILY FRIENDLY' DEVELOPMENT WITHIN A HIGHLY SOUGHT AFTER VILLAGE"



AT A GLANCE

- Outstanding four bedroom detached family home within glorious formal gardens
- Located within a quiet and picturesque village setting
- A fabulous upgraded kitchen/dining room with integrated appliances and quartz working surfaces
- Detached contemporary garden room, providing office/home gym with terrace
- Beautiful village ideal for access into London & Oxford
- Within a short walk of the village shop and outstanding village school



SUMMARY

- Entrance Hall
- Cloakroom
- 20' sitting room with wood burning stove
- Family room/study
- Fabulous open plan kitchen/dining room
- Kitchen recently re-fitted with a fabulous range of appliances and quartz working surface
- Master bedroom with en-suite bathroom
- Guest bedroom with en-suite shower room
- Two further bedrooms
- Off street parking to the front
- Double Garage
- Contemporary garden room forming home office/ gym with further decking area
- Beautiful formal gardens offering a good degree of privacy and a large 'Trex' composite decking area
- Picturesque village setting within a quiet 'no-through' road
- Ideally positioned within a short walk of the outstanding Ickford primary school
- Good access to the M40 for London & Birmingham
- London Marylebone in just 37 minutes from Haddenham & Thame parkway

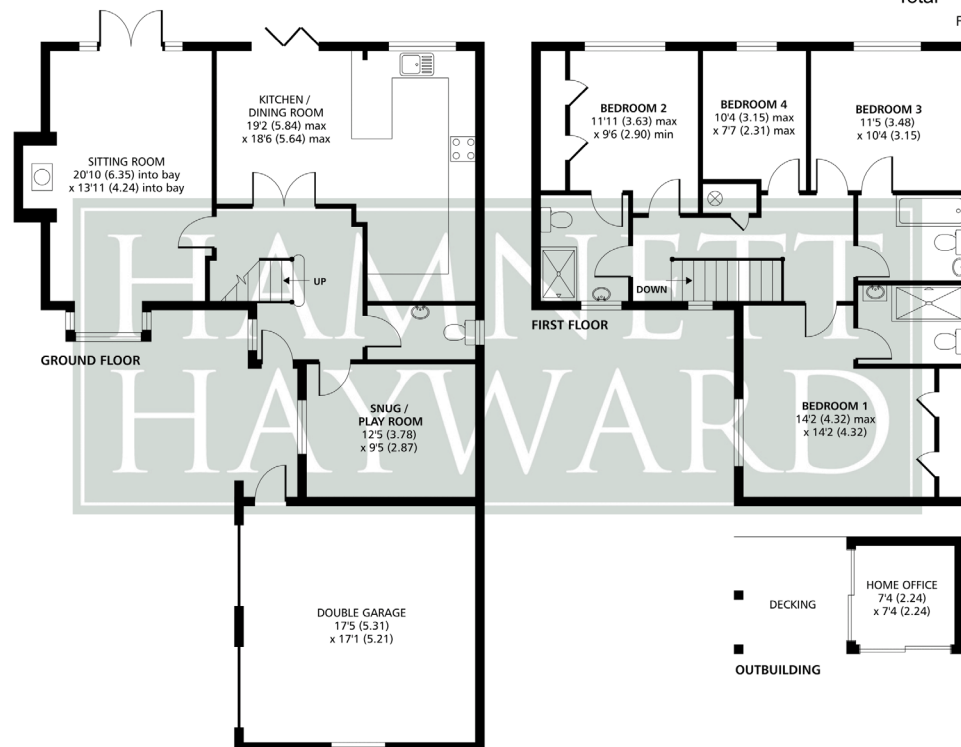
Farm Close, Ickford, Aylesbury, HP18

Approximate Area = 2291 sq ft / 212.8 sq m (includes garage)

Outbuilding = 53 sq ft / 4.9 sq m

Total = 2344 sq ft / 217.7 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). © n/checom 2022. Produced for Hamnett Hayward Ltd. REF: 809197

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 back 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 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 a comprehensive train service into London Marylebone in approximately 40 minutes.

ADDITIONAL INFORMATION

Services: Mains water and electricity

Heating: Oil fired central heating

Energy Rating: House: Current E (49) Potential C (73)

Local Authority: Buckinghamshire Council, Aylesbury area

Postcode: HP18 9LY

Council Tax Band: G

Broadband: Super fast Gigaclear 100Mb full fibre broadband

**HAMNETT
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