

# Church Place

Ickenham • Middlesex • UB10 8XB

Guide Price: £600,000



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# Church Place

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Church Place is situated just off Austin's Lane in Ickenham and consists of 25 brilliantly designed properties, all with private gardens and garages. Built in 1994 and created in the former paddock and farmyard of Home Farm it now offers a stunning retreat set amongst tranquil and peaceful surroundings in the heart of the charming Ickenham village.

This two bedroom terrace home will certainly impress and offers a rare opportunity to join this wonderful residential community. ONE OCCUPIER NEEDS TO BE OVER 55.

Charming terraced home

Two large double bedrooms

Downstairs shower room

Stunning Communal Courtyards

Ickenham Village Location

Private rear garden

Garage in nearby block

24/7 on site Management couple

Double Glazing

No upper chain

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### Property

The generous accommodation (1,050sqft) consists of: Entrance hall with glazed doors leading into the lounge. Double doors leading into the dining room, then French doors that open out to the private courtyard garden. There is a fitted kitchen with space for a table, finishing downstairs is the spacious downstairs shower room.

Stairs lead up to the first floor where you can find the two large sized double bedrooms both with built in wardrobes and the sizable bathroom with a white bathroom suite.

Church Place was created in the former paddock and farmyard of Home Farm in 1994 and offers a stunning retreat set amongst tranquil and peaceful surroundings. Filled with character and charm this terrace home will immediately impress. There is a communal laundry with two washing machines and two tumble dryers, as well as a comfortable, twin guest suite to accommodate family and friends who come to stay. Resident estate managers look after the day-to-day maintenance and security of Church Place. Buildings insurance, window cleaning, garden maintenance, and the security alarms to be found in all properties are provided as part of an annual service charge.

### Outside

There are two beautifully landscaped courtyards, the first dominated by the ancient, listed and restored barn used as a workshop, but, in which residents occasionally hold special events. The property itself, benefits from its own separate garage – large enough for modern cars and a private garden.

### Location

Church Place is situated just off Austins Lane and consists of 25 brilliantly designed properties, and all with private gardens and garages. Ickenham village offers a wide range of shops and other facilities including a chemist, dentist and doctor's surgery, convenience store, butcher, post office, three pubs, and a veterinary practice. Ickenham has easy access to the A40 (Western Avenue), M40 and M25 motorways. The Chiltern Railway, which links London and Birmingham, runs from West Ruislip station less than half a mile away. Ickenham station is only 0.3 miles away and offers step free access from the station to the train. Heathrow is less than 30 minutes by car, and Gatwick is under an hour. Ickenham is a delightful location, with a village atmosphere and a thriving community feel. There is an active Community Association with regular activities. Both the Compass theatre and Ickenham library are a short walk away.



### Schools:

The Breakspeare School 0.5 miles  
The Douay Martyrs Catholic School 0.5 miles  
Vyners School 0.9 miles



### Train:

Ickenham Station 0.3 miles  
West Ruislip Station 0.4 miles  
Hillingdon Station 0.9 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

G

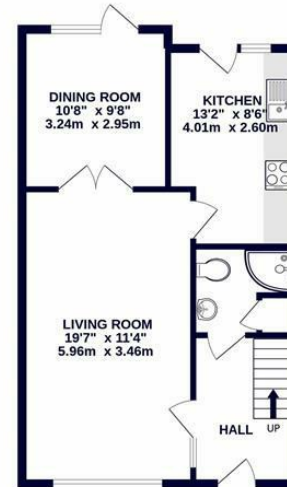
(Distances are straight line measurements from centre of postcode)



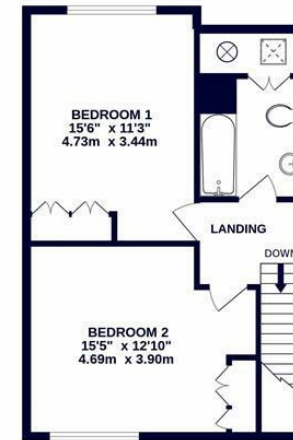
OUTBUILDING  
131 sq.ft. (12.2 sq.m.) approx.



GROUND FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 1178 sq.ft. (109.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		
England & Wales		E3	B3
		2022/01/01	

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.