

# Church Place

Ickenham • Middlesex • UB10 8XB

Guide Price: £625,000



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This elegant two-bedroom, ground floor retirement apartment presents a rare opportunity to become part of this exceptional residential community.

Church Place, situated just off Austins Lane in Ickenham, features 25 beautifully designed two and three-bedroom cottages—some with conservatories—each with its own private garden and garage, as well as four spacious two-bedroom apartments. Built in 1994 on the former paddock and farmyard of Home Farm, this stunning development offers a peaceful retreat set amidst serene surroundings in the heart of charming Ickenham village.

Ground floor

Two bedrooms

Two bathrooms

Large living area

Conservatory

Private garden

Fitted wardrobes

24/7 on site management

Communal gardens

Direct access to Ickenham Village

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

Upon entering this home, you are welcomed by a spacious and airy entrance hallway featuring two large storage cupboards. To the left, you'll find a shower room with a level-access shower. At the center of the property, there are two generously sized bedrooms, both with built-in wardrobes. The master bedroom also boasts its own en suite bathroom. Towards the rear of the home, there is a well-appointed kitchen with ample storage, a separate dining room, and a large living room that opens into the conservatory.

### 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 also benefits from a private paved 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 Breakspear 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



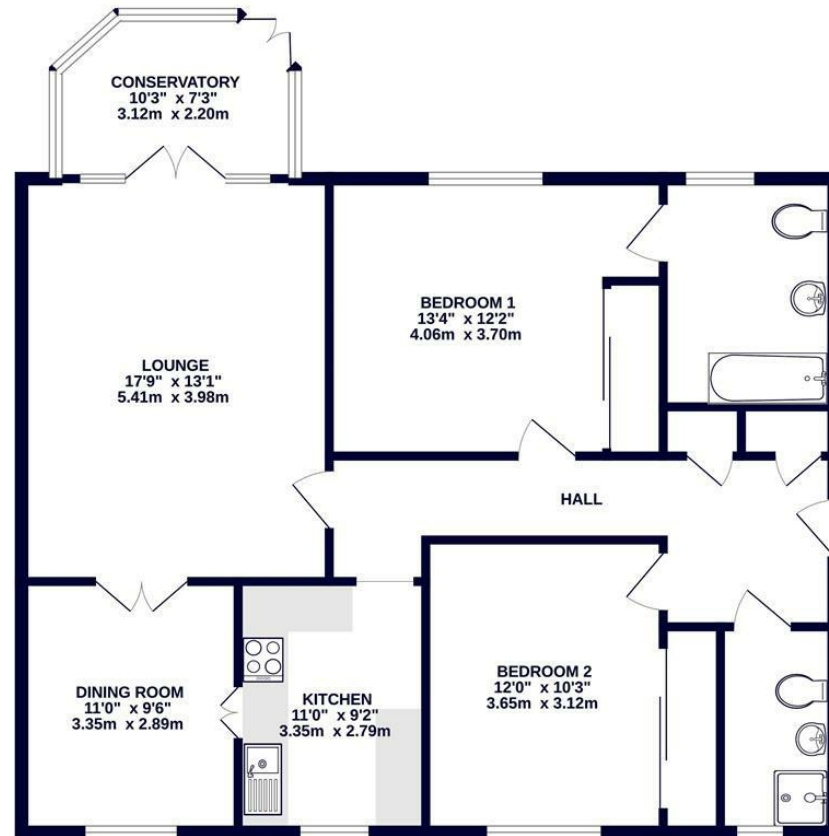
### Council Tax Band:

G

(Distances are straight line measurements from centre of postcode)



### GROUND FLOOR 1091 sq.ft. (101.4 sq.m.) approx.



TOTAL FLOOR AREA: 1091 sq.ft. (101.4 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		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	2002/91/EC

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.