



5 Poplar Way  
Ickford  
Buckinghamshire, HP18 9GQ

Guide Price £830,000

**RB** REASTON BROWN



## A Stunning Four Bedroom Detached Home With Two En-Suite Bedrooms, Beautiful Large Kitchen Diner, Utility, Sitting Room With Log Burner, Family Room, Enclosed Rear Garden, Garage With Electric Vehicle Charging Point, No Onward Chain.

Built by the award-winning Deanfield Homes, this stunning four-bedroom detached family home showcases exceptional attention to detail and a clear passion for quality. Upon entering 5 Poplar Way, you're greeted by versatile living spaces that flow effortlessly throughout the ground floor. The beautifully appointed kitchen features contemporary shaker-style wall and floor cabinets, Silestone work surfaces, upstand splashback, and integrated appliances including an oven, microwave, dishwasher, and an American-style fridge freezer. The kitchen/diner opens via French doors to the garden, enhancing the indoor-outdoor living experience. A further door provides direct access to the garage. The sitting room centres around a log-burning stove set within a feature fireplace, with French doors opening onto the rear garden. Additional ground floor accommodation includes a separate family room, a utility room with space for a washing machine and tumble dryer, and a cloakroom. The entire ground floor benefits from underfloor heating, providing comfort and efficiency throughout. Upstairs, the principal and second bedrooms both benefit from built-in wardrobes and en-suite shower rooms. Each en-suite is fitted with a thermostatic shower, Amtico flooring, ceramic wall tiling, a wall-mounted mirror, and a heated chrome towel rail. The remaining two bedrooms are generously proportioned and served by a well-appointed family bathroom. Outside, the property features a front garden and a fully enclosed rear garden with gated access. The patio includes an external power point—ideal for entertaining—while the garage is fitted with an EV charging point. There is driveway parking for two vehicles. The property is neutrally decorated throughout, with Calor gas central heating to radiators upstairs, and ultra-fast fibre broadband is available. Approximately seven years remain on the NHBC warranty, offering reassurance and peace of mind for years to come.

EPC :- C Council Tax band :- G Freehold Maintenance £25PM

### Situation

**Ickford** is a highly sought-after village which is in the catchment area for the grammar school and the local primary school which is high on the National League Tables. There is also a village shop and post office, church, village inn, village hall, tennis courts and a recreation ground. The Train Station in nearby Haddenham has direct trains into London Marylebone (fastest journey time 37 minutes). The market town of Thame is also nearby with further shops, facilities, and the renowned Lord Williams secondary school. Extensive amenities can be found in Oxford and Aylesbury. The M40 is within easy travelling distance for access to London, Birmingham, and the Northern networks.

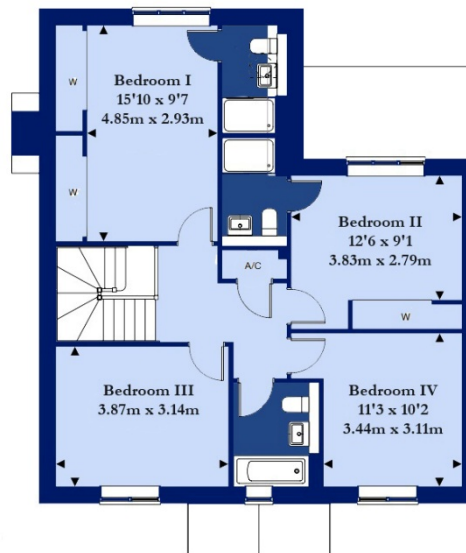
*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their surveyor or Solicitor.*







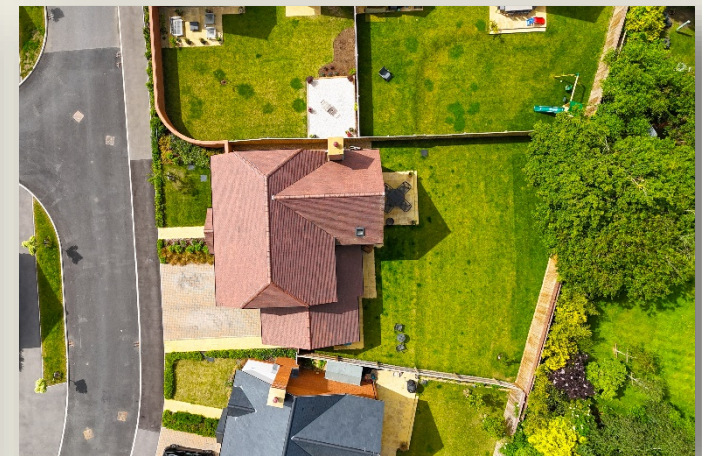




Approx. Gross Internal Floor Area 2040 Sq Ft (189.48 Sq M) inc Garage

5 Poplar Way, Ickford, Buckinghamshire, HP18 9GQ

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



*Viewing is Strictly by Appointment through Reaston Brown*

**www.reastonbrown.co.uk Email: sales@reastonbrown.co.uk**

94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626

2-4 Windmill Road, Headington, Oxford, OX3 7BU Tel : +44(0) 1865 308855

119-121 Park Lane . London . W1K 7AG. Tel : +44(0) 207 079 1589

*Sales, Lettings, Commercial & Chartered Surveying*

