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2 Golders Close,
Ickford,
Buckinghamshire, HP18 9JA

Guide Price £645,000

RB REASTON BROWN

Set On A Generous Corner Plot, This Detached Four-Bedroom Home Offers Stylish, Versatile Living With A Delightful Garden, Ample Parking, And Spacious Interiors, Perfectly Suited To Family Life.

2 Golders Close offers beautifully appointed and thoughtfully designed accommodation, making it the perfect family home. Set within a generous plot on a quiet close, this well-maintained and versatile home offers a wealth of space both inside and out.

You enter through a neat porch into a welcoming hallway with ceramic tiled flooring and fitted cupboards. Ahead, the staircase rises to the first floor, while to the left is a spacious sitting room with large picture windows and a charming brick fireplace housing a wood-burning stove. To the right, a cosy snug area leads seamlessly into the heart of the home a light-filled garden room with bi-fold doors opening to the rear garden. The cream shaker-style kitchen features granite worktops, an integrated oven and hob, and freestanding appliances, all set atop practical laminate flooring. Off the garden room is a useful utility room with sink, power supply, and the oil-fired boiler (recently serviced).

Back in the hall, a smart ground floor shower room includes a corner unit, white suite, and ceramic tiling, two good sized double bedrooms complete the ground floor one overlooking the garden, the other facing the front

Upstairs, a bright landing with a large rear window and laminated flooring leads to a family bathroom fitted with a white suite, ceramic floor tiles, radiator, and Velux window. There are two further double bedrooms, both enjoying eaves storage, one with built-in wardrobes and both enjoying floods of natural light.

Outside, the rear garden is a delight, with a large, paved terrace ideal for entertaining, herbaceous borders, a neat lawn, and discreetly screened oil tank. A pathway leads to a secluded area with shed, bin storage, and a circular lawn with back gate access.

The front garden includes lawned areas, laurel hedging, and a gravel driveway with parking for several vehicles.. EPC : D Council Tax : F Freehold

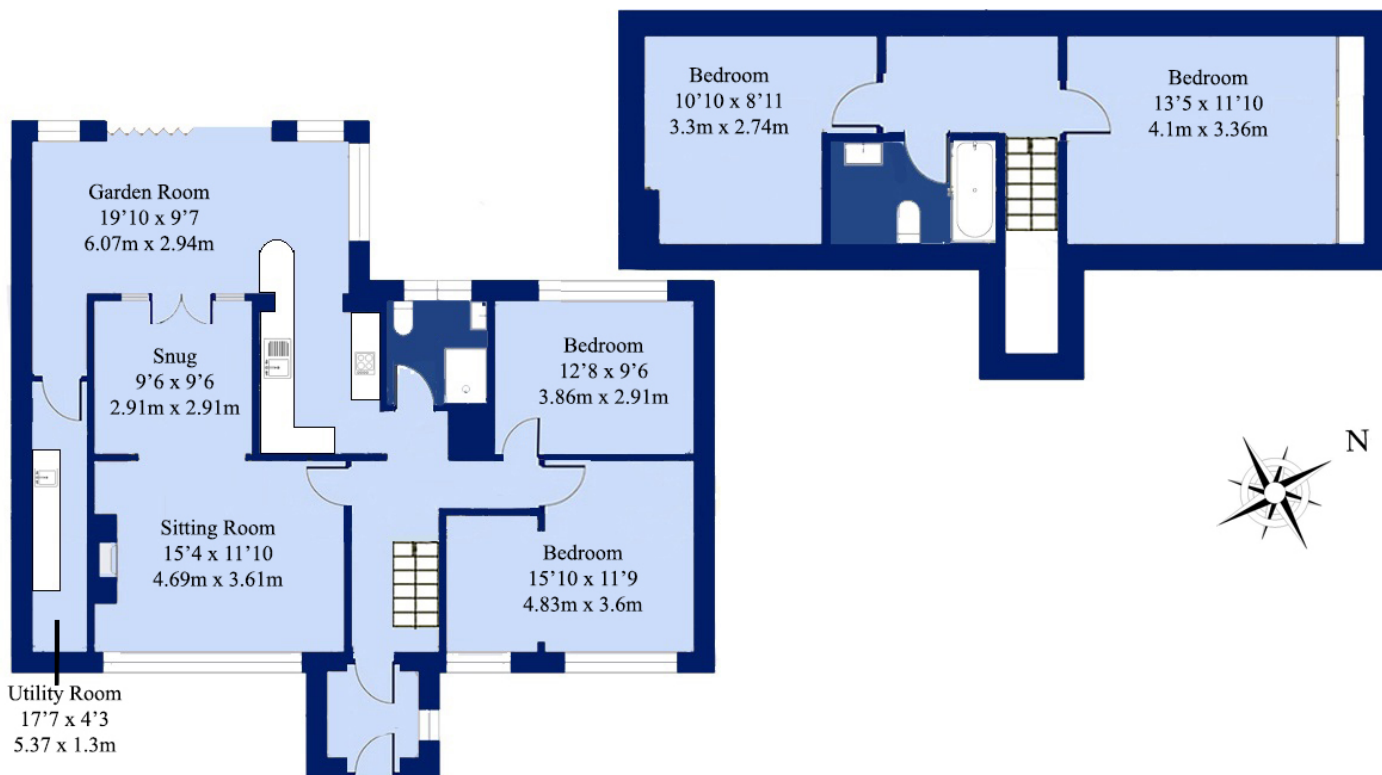
Situation

Ickford is a very popular village in the catchment area for grammar schools and the local primary school which is ranked highly in the national league tables. There is a village shop and post office, church, village inn, village hall, tennis courts and 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.





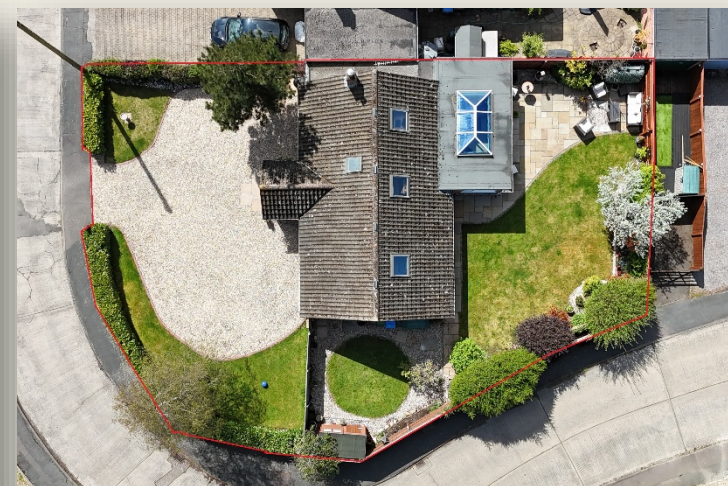


Approx. Gross Internal Floor Area 1473 Sq Ft (136.9 Sq M)

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

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