



Field House, 22 Poplar Way  
Ickford,  
Buckinghamshire, HP18 9GQ

Offers In Excess Of  
£825,000

**RB** REASTON BROWN



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

**22 Poplars Way** is a beautifully finished four-bedroom detached home, crafted by the award-winning Deanfield Homes. This stylish family property is filled with natural light and designed for modern living with an exceptional attention to detail throughout.

At the heart of the home lies a beautifully designed kitchen/dining room, combining style, practicality, and light-filled space. Contemporary shaker-style cabinetry is paired with elegant Silestone worktops, an inset silestone sink, and a sleek upstand splashback. A premium Everhot oven brings classic charm (negotiable), complemented by integrated appliances including a microwave, dishwasher and fridge and freezer. A beautiful breakfast bar adds flexibility and character to the space. French doors open directly onto the rear garden, creating a seamless connection between indoors and out. Bespoke fitted shutters provide a stylish finish while allowing control over light and privacy. A further door leads to a well-equipped utility room with built-in storage and plumbing for a washing machine and tumble dryer, offering practical convenience just off the kitchen.

The inviting sitting room features an electric wood burner stove within a charming fireplace and further French doors leading to the garden. There's also a separate family room currently used as a study. Underfloor heating runs throughout the ground floor, ensuring year-round comfort and warmth. This level also includes a cloakroom with a toilet and sink, as well as two spacious storage cupboards, providing excellent practical touches for everyday family living.

Upstairs, both the principal and second bedrooms feature built-in wardrobes and stylish en-suite shower rooms, finished with thermostatic showers, ceramic wall tiling, Amtico flooring, and heated chrome towel rails. Two further generously sized double bedrooms, also with built-in wardrobes, are served by a well-appointed family bathroom.

Outside, the private and enclosed rear garden offers a generous patio area and thoughtfully landscaped planting, including a may tree's, dwarf twisted willow, and elegant pleached red robins. The garage includes an electric door, an EV charging point to the side, and there's driveway parking for two cars.

This home offers peace of mind with around seven years remaining on the NHBC warranty. Ultra-fast fibre broadband is available in village

EPC :- C Council Tax band :- G Freehold Maintenance £300pa

### 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.

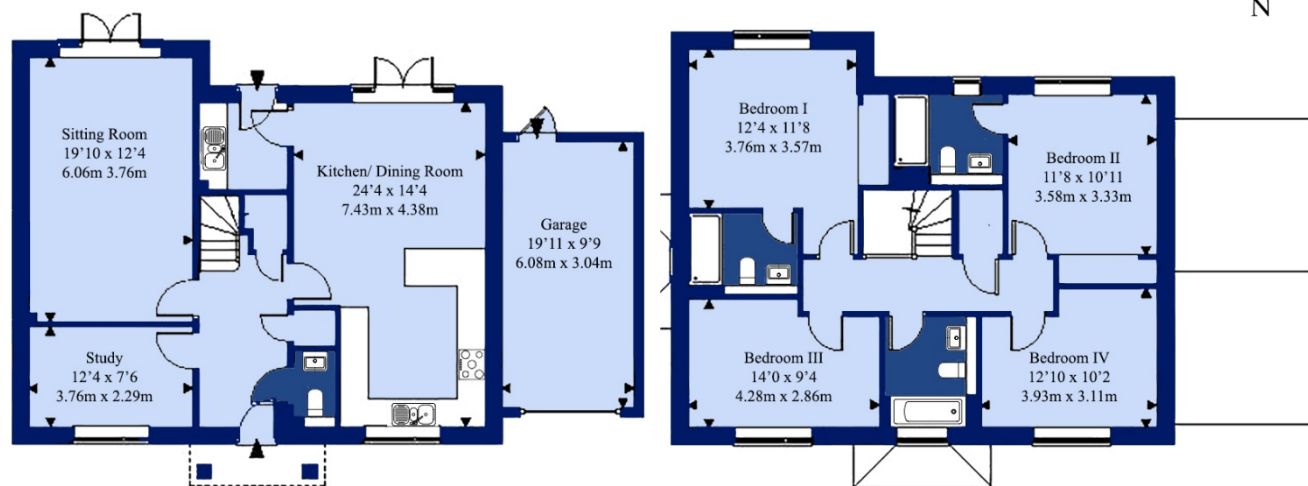
*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their surveyor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











Approx. Gross Internal Floor Area 1953 Sq Ft / 181.48 Sq M  
22 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.

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*Viewing is Strictly by Appointment through Reaston Brown*

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