



Meadowview,  
43 Worminghall Road, Ickford,  
Buckinghamshire, HP18 9JB

Guide Price £1,200,000

**RB** REASTON BROWN



## A Substantial Detached Four Bedroom Family Home, Generous Landscaped Front & Rear Gardens, Two Single Garages and Off-Road Parking for Several Vehicles, Situated in a Sought-After Buckinghamshire Village

**Meadowview** is a beautifully appointed substantial detached family home, some 2544 Sq Ft, including the Garages. The bright and airy entrance hall leads you to the stunning open plan, architect designed, modern, kitchen/dining/living room. This spacious, light filled, versatile living area overlooks the immaculate rear garden and the open countryside beyond, an ideal space to entertain or to simply enjoy the cosy centrally placed wood burning stove. Bifold doors from both the living room and kitchen allow access to the patio. The kitchen has light grey matching floor and wall units incorporating integrated appliances along with a John Lewis Rangemaster cooker and a central island, allowing views over the lovely garden. The sumptuous family room/snug has an electric fire and bay window overlooking the front of the property. The utility room with its base and wall units allows direct access to the garage. The study, boot room and cloakroom complete the ground floor. The stairs open into a light filled landing, which leads to four good sized bedrooms, one with a luxurious en-suite shower room with a large walk-in shower including a dinner plate shower head. Three bedrooms take advantage of the stunning countryside views, a stylish part tiled family bathroom, with bath and drench shower complete this floor. Outside has a beautiful wrap around patio with steps down to the rear garden, which is well manicured, incredibly private and picturesque. Mainly laid to lawn, with a planting scheme of mature shrubs, trees and colourful borders providing plenty of places to sit and enjoy the sunshine and the tranquil village surroundings. There is a well-established vegetable garden and a pretty bespoke greenhouse. The front has an established planting scheme, shingle driveway with off road parking for several cars and two garages. The property has double glazed aluminium doors and windows throughout with oil fired heating to radiators. EPC D Council Tax G

### Situation

**Ickford** is a highly sought after village which is in catchment for the Buckinghamshire grammar school system and the property is well located for access to the Oxford schools. The local primary school is in the top twenty on the National League Tables. There is also a village shop and post office, church, village inn, village hall, tennis court and a recreation ground. Haddenham and Thame Parkway station on the Chiltern line in nearby Haddenham provides a mainline link to London Marylebone (fastest journey time 34 minutes). The market town of Thame is also nearby with further shops, facilities and the renowned Lord Williams secondary school. The M40, is nearby with access to Heathrow and London to the South and Bicester, Banbury and Birmingham to the North. For those wishing to enjoy the immediate surroundings, there are countryside walks along nearby footpaths and bridle ways.

*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 2544 SQ FT / 236 SQ M  
43 WORMINGHALL ROAD, ICKFORD, BUCKINGHAMSHIRE, HP18 9JB

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*

*If an offer is accepted, we are legally required to carry out Anti-Money Laundering (AML) checks on the applicant. A fee of £50 + VAT is charged to cover the cost of this check.*

**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***

