



Diblocks Cottage, Ivinghoe Aston - LU7 9DF

Guide Price £1,500,000

TIM RUSS
& Company



Diblocks Cottage

Ivinghoe Aston, Leighton Buzzard

- Grade II Listed Cottage
- Private Location
- Outstanding View
- 9.5 Acres
- 4 Bedrooms
- 2 Bathrooms
- 4 Reception Rooms
- Kitchen/Breakfast Room
- Double Garage

A delightful Grade II Listed cottage set in approximately 9.5 acres with a spectacular view up to Ivinghoe Beacon. Occupying a simply wonderful position surrounded by open fields and complete privacy, this exceptional setting is hard to beat. Dating in origin from the 17th Century, Diblocks Cottage was extended and substantially refurbished during the last decade, delivering a genuine balance of character and ease of living.

The front door opens into a reception lobby, with cloakroom and storage cupboard. The family room/snug has a fireplace with wood burner and access to the utility room. The triple aspect kitchen/breakfast room is a new addition and has a great view of the gardens. Well fitted with a comprehensive range of units, integrated appliances, a superb multifunctional Aga set up and granite work surfaces. The study has a fabulous view up to Ivinghoe Beacon, as does the dining room and sitting room. The latter also has an open fireplace and casement doors out to the garden.



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On the first floor the principal bedroom is in the new section and has fitted wardrobes and an ensuite shower room. There are two further double bedrooms, a single and a large well-appointed family bathroom. All the latter have fabulous open views.

NB. The ceilings in some areas of the ground floor are less than 6' in height.

OUTSIDE

The property is approached via an electric gate with a long private drive leading to a large gravel forecourt providing plenty of parking.

There is a timber barn style double garage with adjacent store. The setting is sublime with generous formal gardens, a spectacular pond, paved seating areas to sit and take in the views, together with colourful borders. There are three paddocks all enclosed with post and rail/stock fencing or natural boundaries.

LoCATION

Ivinghoe Aston is a small village situated at the foot of Chilterns and below Ivinghoe Beacon. Within the village there is a public house which is owned by the villagers and offers excellent food as well as a focal meeting point. The nearby village of Ivinghoe provides a range of local facilities including a post office, general stores and a primary school. Shopping facilities are available in the market towns of Tring and Berkhamsted, as well as the larger towns of Aylesbury and Leighton Buzzard. The city of Milton Keynes is also within easy reach. There are a number of good primary schools in the area and grammar schools can be found in Aylesbury.

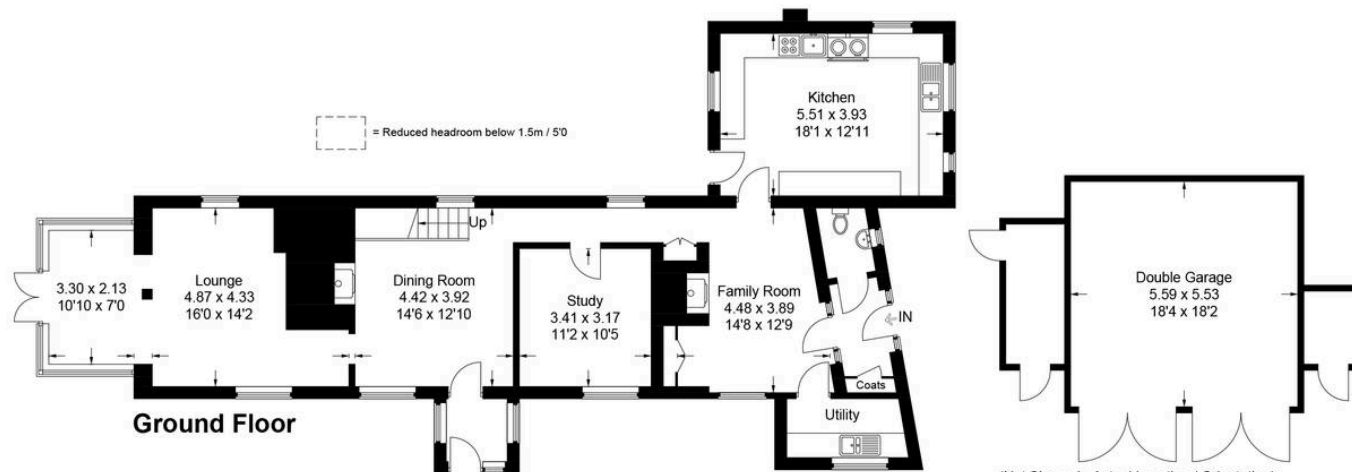
Mainline railway stations can be found at Tring and Cheddington, with travelling times to London Euston in approximately 45 and 52 minutes respectively.

Council Tax band: G - Tenure: Freehold - EPC Energy Efficiency Rating: G





First Floor



Ground Floor

Diblocks Cottage

Approximate Gross Internal Area

Ground Floor = 119.2 sq m / 1,283 sq ft

First Floor = 94.9 sq m / 1,021 sq ft

Double Garage = 39.5 sq m / 425 sq ft

Total = 253.6 sq m / 2,729 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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