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14-16 Wellcroft, Ivinghoe, LU7 9EF

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Offers In Excess Of £550,000

- CHARMING EXTENDED THREE-BEDROOM COTTAGE
- TRADITIONAL STABLE-STYLE FRONT DOOR LEADS TO INVITING ENTRANCE HALL
- LOUNGE WITH LOG BURNER
- VERSATILE HOME OFFICE AND GROUND FLOOR CLOAKROOM
- PRIVATE REAR GARDEN
- BEAUTIFUL BLEND OF CHARACTER FEATURES AND MODERN UPGRADES
- PICTURESQUE VILLAGE LOCATION
- SEPARATE DINING ROOM WITH FRENCH DOORS OPENING TO REAR GARDEN
- MAIN BEDROOM WITH MODERN EN-SUITE WET ROOM
- INTERACTIVE VIRTUAL TOUR

Nestled in the heart of the picturesque Buckinghamshire village of Ivinghoe, this beautifully extended three-bedroom cottage exudes character, charm, and modern comfort in equal measure.

Upon entering through the traditional stable-style front door, you are welcomed into a warm and inviting entrance hall. To the right, the kitchen captures the essence of country living, with its wooden worktops, classic gingham-lined cupboard doors, a butler-style sink, and a thoughtful blend of rustic charm and contemporary appliances.

The cosy lounge features a log burner at its heart, perfect for colder evenings and includes stairs rising to the first floor. Just off the lounge, a versatile home office provides the ideal space for remote working or quiet study. A separate dining room enhances the home's flexibility and offers French doors that open onto the rear garden, ideal for entertaining or summer dining. A well-appointed cloakroom and utility room completes the ground floor.

Upstairs, the landing leads to a generous main bedroom with a modern wet-room en-suite, alongside two further double bedrooms. A stylish family bathroom adds to the comfort and functionality of the home.

The rear garden is a tranquil and private space, featuring a raised seating area, mature flower beds, and a second patio for relaxed outdoor living. There is also side access to the property and a workshop that has power and lights, providing valuable storage or hobby space.

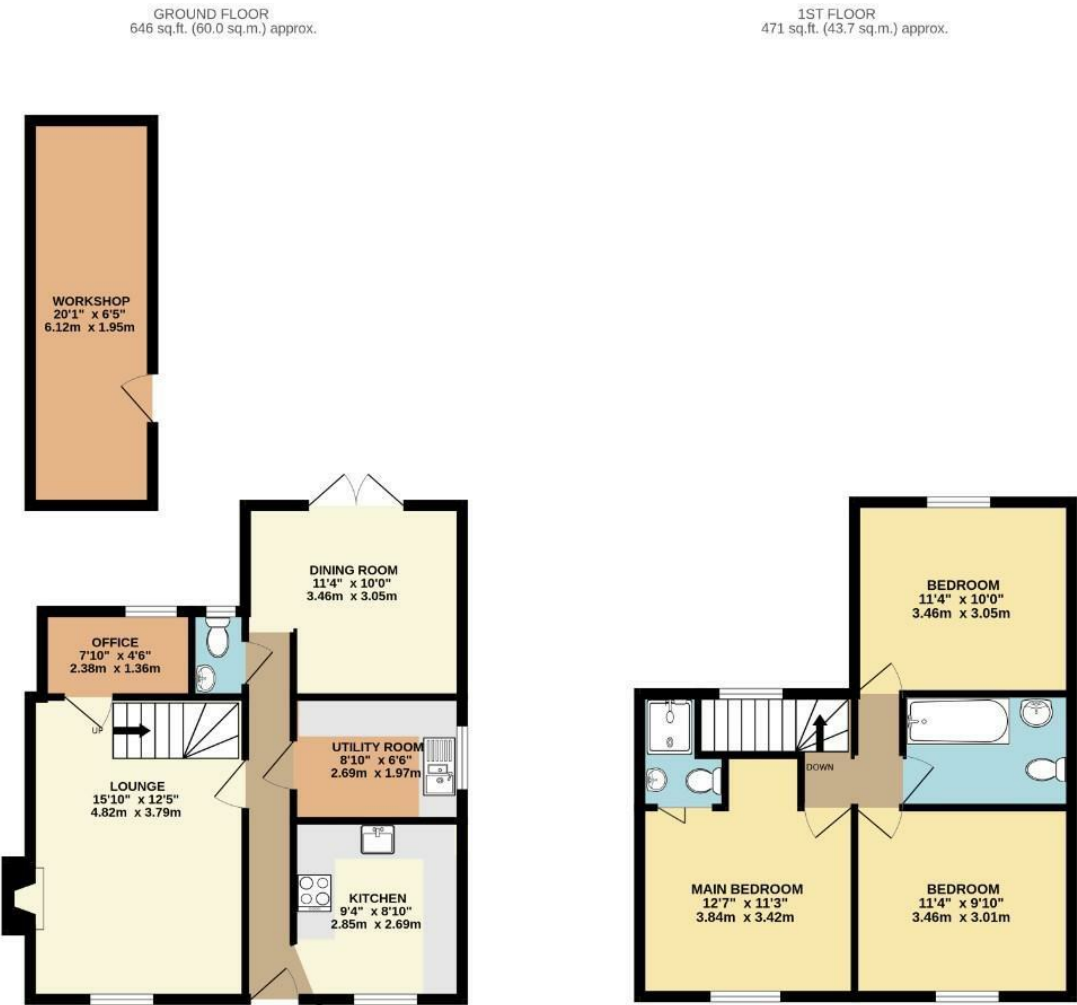
Lovingly maintained and thoughtfully updated by the current owners, this cottage retains its authentic charm while offering all the benefits of modern living. Early viewing is highly recommended to truly appreciate everything this delightful home has to offer.

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Location

The Buckinghamshire village of Ivinghoe village lies close to the borders of Hertfordshire and Bedfordshire and is adjacent to many acres of National Trust land including the windmill and Ivinghoe Beacon and is home to a thriving village pub, The Rose and Crown. Ivinghoe also provides a post office, library, village shop and chemist.

Commuters are well served with mainline railway stations at Tring and Cheddington just a few minutes drive away. There is a village primary school and Ivinghoe is within the Aylesbury grammar school`s catchment area.



TOTAL FLOOR AREA: 1116 sq.ft (103.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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