



HUNTERS[®]
HERE TO GET *you* THERE

Victoria Cottage Church Road, Ivinghoe, LU7 9EH

Victoria Cottage Church Road, Ivinghoe, LU7 9EH

Guide Price £325,000

- TWO BEDROOM CHARACTER COTTAGE
- LOUNGE with FEATURE LOG BURNER
- KITCHEN/DINER
- STUNNING VIEW OF THE CHURCH
- VILLAGE LOCATION
- EXPOSED BEAMS and VAULTED CEILINGS
- WELL PRESENTED
- ENCLOSED and PRIVATE COURTYARD GARDEN
- CLOSE TO LOCAL AMENITIES
- INTERACTIVE VIRTUAL TOUR

This charming Grade II listed cottage enjoys an enviable position overlooking the historic Church grounds in the heart of the picturesque village of Ivinghoe. With origins dating back to the 16th Century, the property blends period character with modern convenience.

The front entrance leads into a welcoming sitting room featuring exposed beams, a solid-fuel burning stove and traditional latch doors. At the rear of the cottage, a thoughtfully designed kitchen/dining room combines contemporary fittings with a light, airy layout—perfect for modern living and entertaining. This space has been sympathetically upgraded to complement the cottage’s character while offering all the practicality of a modern home.

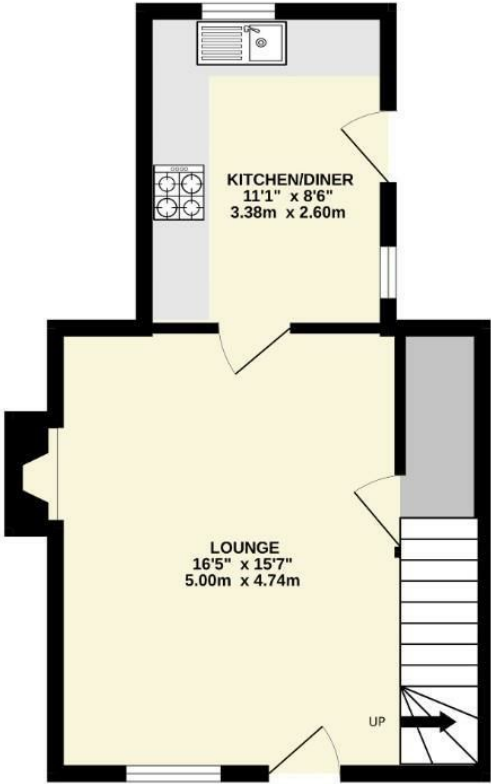
Upstairs, there are two bedrooms, both showcasing exposed beams to walls and ceilings, creating a sense of warmth and history. The family bathroom completes the first floor, the cottage is an excellent opportunity for those seeking a unique home in a thriving village.

Ivinghoe is a highly sought-after Buckinghamshire village close to the Hertfordshire and Bedfordshire borders. The village is steeped in history, with fine examples of Tudor architecture surrounding the green. It lies adjacent to acres of National Trust land, including Ivinghoe Beacon and the iconic windmill, offering endless opportunities for walking and outdoor pursuits.

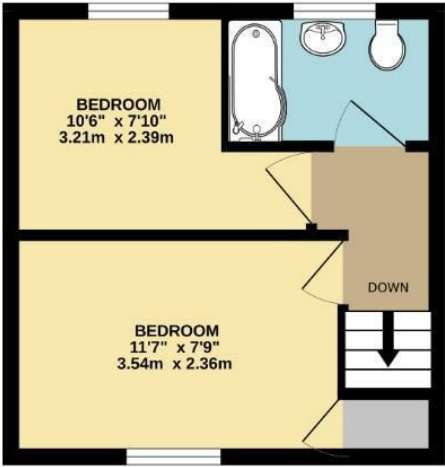
The village provides an active community with a host of social events, sports clubs and amenities all within walking distance. Local highlights include the renowned Kings Head Restaurant, as well as a post office, library, village shop, chemist and welcoming tea room. Tring Station is approximately a five-minute drive, offering fast services to London, with further amenities available in nearby Tring and Berkhamsted. Families benefit from a village primary school and the area’s inclusion within grammar school catchments.

Hunters Tring & Surrounding Villages 83 High Street, Tring, HP23 4AB | 01442 500252
tring@hunters.com | www.hunters.com

GROUND FLOOR
328 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR
232 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 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.
Made with Metropix ©2025

