

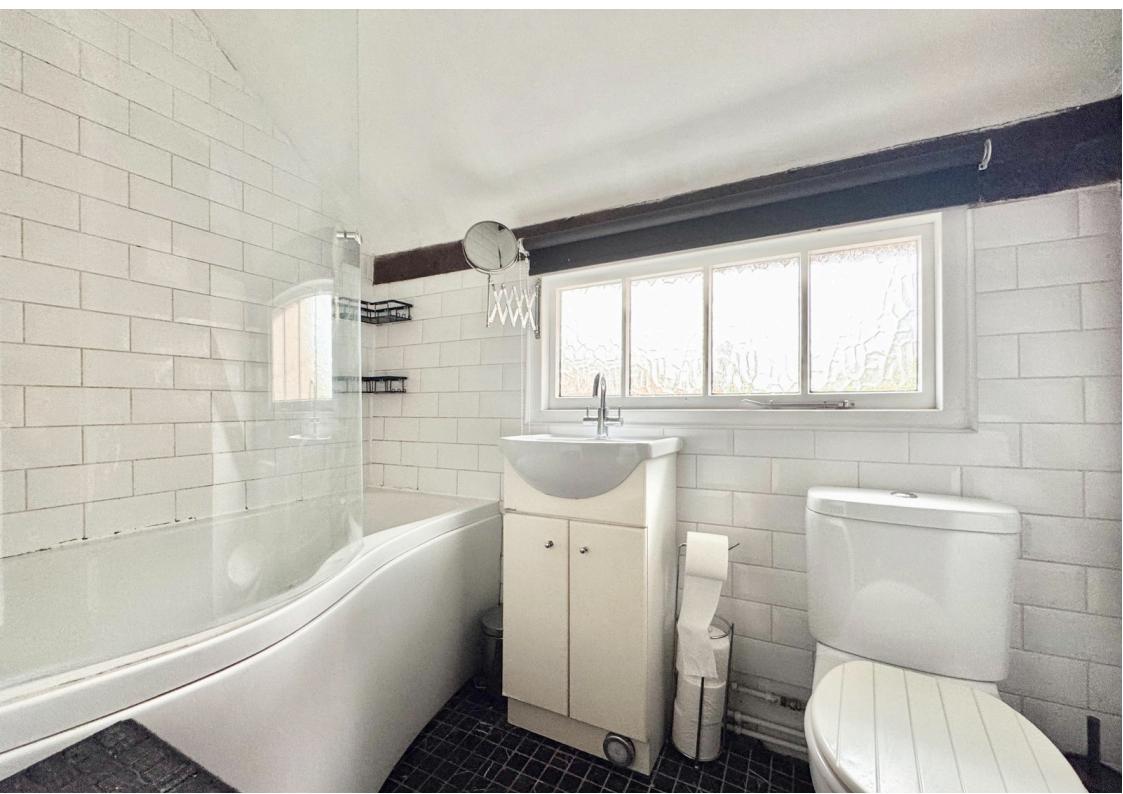


 2  
Bedrooms

 1  
Bathroom

 1  
Receptions





- Akeman Residential
- Charming Grade II Listed two bedroom cottage in the heart of Ivinghoe
- Modern fitted kitchen with stable door opening to courtyard garden
- Sought-after Buckinghamshire village location with strong community spirit
- Character features throughout including exposed beams and log burner
- Excellent transport links with Tring and Cheddington stations close by (London Euston in approx. 36 minutes)

## Why buy this home?

As soon as you step inside this Grade II Listed cottage, it feels welcoming and full of character. The sitting room has exposed beams and a natural charm that makes it easy to picture everyday life here, whether that is enjoying some quiet time or catching up with friends in the evening.

The kitchen is modern in style yet sits comfortably within the period feel of the home. There is space to cook and dine, and the stable door opens directly onto a private courtyard garden. Low maintenance by design, it is perfect for enjoying your morning coffee in peace or a glass of wine as the sun sets.

Upstairs, two bedrooms provide comfortable retreats. Both are practical in size yet retain the cosy charm that makes cottages like this so appealing. The family bathroom serves the home well, while from the upper windows you can enjoy views of the village church, a daily reminder that you are living in the heart of a place steeped in history.

This is more than just a house. It is a home that offers character and comfort in equal measure, and one that feels special the moment you walk through the door.

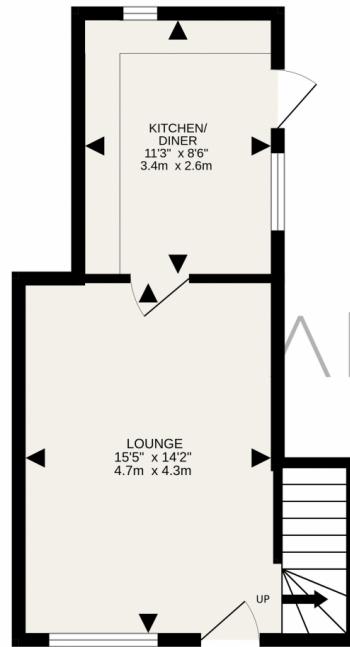
## What is the area like?

The cottage sits in the centre of Ivinghoe, one of Buckinghamshire's most picturesque and historic villages. Life here has a slower, more traditional pace, yet you are never far from everything you might need. The village green and High Street are just a short stroll away, where you will find local shops, welcoming pubs, and a close-knit community.

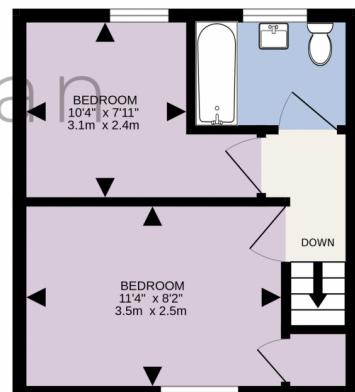
Ivinghoe is surrounded by some of the most beautiful countryside in the area. National Trust landmarks such as Pitstone Windmill and Ivinghoe Beacon are practically on your doorstep, providing endless opportunities for walks, bike rides, or simply enjoying the views. For families, there is a well-regarded primary school in the village and the area is within catchment for sought-after Grammar Schools.

For commuters, both Tring and Cheddington train stations are only a five minute drive away, with fast and direct services into London Euston in around 36 minutes. Road links are also excellent, with easy access to the A41 and M1. This balance of rural charm and great connections is exactly why homes in Ivinghoe are so rarely available and so highly sought after.

GROUND FLOOR  
289 sq.ft. (26.9 sq.m.) approx.

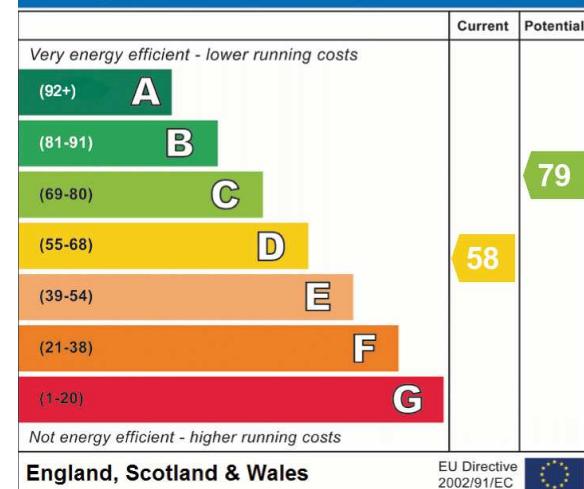


1ST FLOOR  
228 sq.ft. (21.2 sq.m.) approx.



TOTAL FLOOR AREA : 517 sq.ft. (48.0 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. The floorplan is for guidance only and must not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantees as to their operability or efficiency can be given.  
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## Energy Efficiency Rating



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