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HERE TO GET *you* THERE

6 Hartop Close, Ivinghoe Aston, LU7 9FR

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Offers In Excess Of £1,060,000

- EXCLUSIVE GATED DEVELOPMENT IN A PEACEFUL CUL-DE-SAC
- IMPRESSIVE DUAL-ASPECT LOUNGE AND FORMAL DINING ROOM
- STYLISH KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- BALCONY WITH COUNTRYSIDE VIEWS ACCESSIBLE FROM TWO BEDROOMS
- FIVE SPACIOUS DOUBLE BEDROOMS WITH FOUR LUXURY BATHROOMS
- VERSATILE HOME OFFICE IDEAL FOR REMOTE WORKING
- LUXURIOUS MAIN-SUITE WITH DRESSING AREA AND EN-SUITE
- BEAUTIFULLY LANDSCAPED GARDENS WITH PATIO FOR ALFRESCO DINING

Set behind secure private gates in an exclusive enclave of just a few prestigious homes, Hartop Close blends modern sophistication with timeless architectural appeal, creating a home that is both elegant and inviting.

Inside, the property offers a wealth of beautifully proportioned accommodation. Five spacious double bedrooms and four luxuriously appointed bathrooms, including two en-suites which provide outstanding flexibility for growing families, visiting guests, or homeworking professionals.

The grand entrance hall, filled with natural light, sets the tone for the rest of the home. It leads to two generous reception rooms: a stunning dual-aspect lounge ideal for relaxing or entertaining, and a formal dining room perfect for hosting. A separate study offers an ideal space for a home office or quiet reading retreat.

At the heart of the home lies a large, open-plan kitchen/breakfast room, equipped with high-quality fittings, integrated appliances, and lovely views over the rear garden. Designed for both everyday living and entertaining, this central space seamlessly balances practicality with style. A well-equipped utility room and a convenient ground-floor cloakroom complete the downstairs layout.

Upstairs, the luxurious main suite offers a private sanctuary, featuring a large double bedroom, Juliet balcony, a walk-through dressing area, and a sleek four-piece en-suite bathroom. The second bedroom, also with its own en-suite, opens directly onto the shared balcony, providing scenic views of the beautifully maintained gardens and open countryside beyond.

Outside, the rear garden is a true highlight, thoughtfully landscaped to provide a serene outdoor haven. Manicured lawns, mature planting, and a generous patio area make it ideal for alfresco dining or simply unwinding in peaceful surroundings.

To the front, a driveway offers abundant off-street parking, while a double garage provides excellent storage and additional flexibility.

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This floor plan shows a house with a central hallway and a staircase. The rooms and their dimensions are as follows:

- KITCHEN/BREAKFAST ROOM:** 21'7" x 14'1" (6.57m x 4.30m). Includes a sink and stove area.
- DINING ROOM:** 17'2" x 12'5" (5.23m x 3.78m).
- SITTING ROOM:** 19'11" x 13'7" (6.07m x 4.15m).
- UTILITY ROOM:** 15'4" x 8'2" (4.68m x 2.50m).
- GARAGE:** 18'6" x 17'11" (5.64m x 5.46m).
- STUDY:** 10'6" x 7'9" (3.21m x 2.37m). Includes a desk and chair area.

The central hallway features a staircase with an "UP" arrow pointing towards the right. The plan also shows various doors, windows, and built-in features like a sink and stove in the kitchen/breakfast room.

1.94m x 0.26m

MAIN BEDROOM
21'7" x 14'1"
6.57m x 4.30m

BALCONY
26'0" x 5'8"
7.93m x 1.72m

DRESSING ROOM
8'8" x 8'7"
2.65m x 2.62m

BEDROOM
14'4" x 13'11"
4.37m x 4.24m

BEDROOM
19'10" x 10'5"
4.82m x 3.17m

GALLERIED AREA
11'9" x 4'0"
3.58m x 1.23m

DOWN

UP

The floor plan shows a central hallway with a staircase labeled 'DOWN'. To the left is a large bedroom (18'0" x 15'7", 5.48m x 4.76m) with a window. To the right is another bedroom (15'0" x 13'11", 4.57m x 4.24m) with a window. At the top is a bathroom with a toilet, sink, and shower. Below the bathroom is a gallery area (11'11" x 10'5", 3.62m x 3.18m). A small storage area labeled 'EAVES STORAGE' is located at the bottom right. The plan also shows a central hallway area labeled 'DOWN' with a staircase.

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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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	60	66	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
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