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# The Grain Store, Vicarage Lane, Ivinghoe, Buckinghamshire

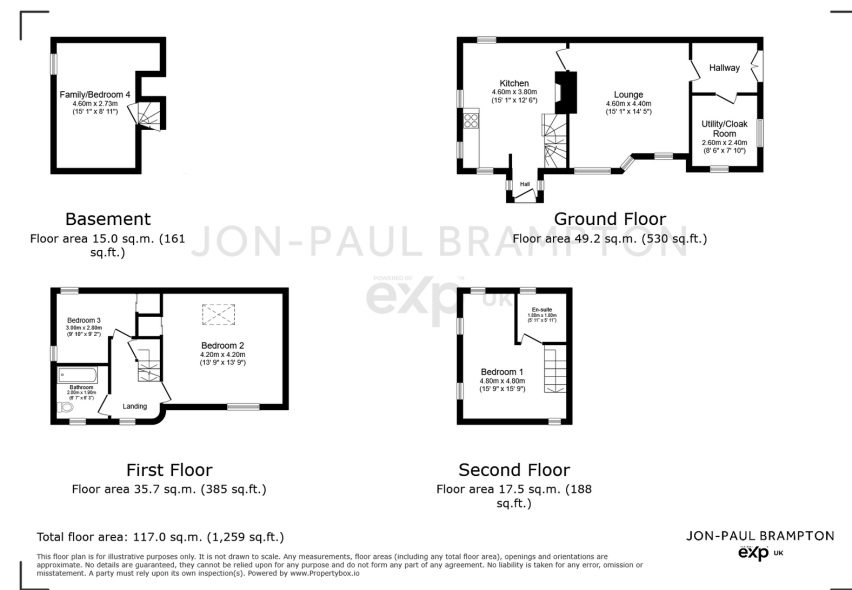
Offers Over £675,000

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- The Grain Store - unique detached lvinghoe residence
- Arranged over 4 floors
- Tanked basement - gym/office/playroom/media room/additional spare bedroom
- 600sqm 'suntrap' garden
- Period features throughout
- Dating back in parts to 1645
- Kitchen /diner (with views!)
- Principal bedroom with vaulted ceilings and ensuite
- Utility room
- Please quote JB0294 when enquiring through Rightmove, Zoopla or OnTheMarket





JP Brampton presents...The Grain Store; Iconic period home in the picturesque village of Ivinghoe.

Energy performance certificate (EPC)		
16, Vicarage Lane Reading RG1 1JY RG1 1JY	Energy rating <b>E</b>	Valid until: 1 August 2028 Certificate number: 0226-8044-7238-3051-8964
Property type	Detached house	
Total floor area	125 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A to E.		
<small>You can read guidance for landlords on the regulations and exemptions <a href="https://www.gov.uk/guidance/domestic-energy-rated-property-minimum-energy-efficiency-standards-landlords-guidance">https://www.gov.uk/guidance/domestic-energy-rated-property-minimum-energy-efficiency-standards-landlords-guidance</a></small>		