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18 Wellcroft, Ivinghoe, Leighton Buzzard, LU7 9EF

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Offers In Excess Of £700,000

- BEAUTIFULLY RENOVATED 1890s PERIOD HOME FULL OF CHARACTER AND CHARM
- SPACIOUS LOUNGE FEATURING A LOG BURNING STOVE
- APPROVED PLANNING PERMISSION FOR A TWO STOREY REAR EXTENSION
- OUTBUILDING COMPRISING A GAMES ROOM AND SEPARATE HOME OFFICE
- COMPLETE ONWARD CHAIN IN A SOUGHT AFTER CHILTERNS VILLAGE LOCATION
- THREE WELL PROPORTIONED BEDROOMS WITH STYLISH FAMILY BATHROOM AND SEPARATE SHOWER ROOM
- IMPRESSIVE KITCHEN/DINING ROOM WITH SEPARATE UTILITY ROOM AND WC
- GENEROUS 0.12 ACRE PLOT WITH A PRIVATE REAR GARDEN
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES WITH GARAGE AND CAR PORT
- INTERACTIVE VIRTUAL TOUR

Occupying a delightful position within the heart of one of Buckinghamshire's most sought-after villages, this exceptional three-bedroom period home beautifully combines timeless character with contemporary living. Originally dating back to the 1890s, the property has been sympathetically renovated to an outstanding standard, retaining its heritage whilst incorporating modern comforts throughout. With a complete onward chain and planning permission already approved for a substantial two-storey extension, this is a rare opportunity to acquire a home that offers both immediate enjoyment and exciting future potential.

The welcoming entrance hall creates an immediate sense of warmth, leading through to a beautifully presented living room where a feature log-burning stove provides the perfect focal point. Flooded with natural light, this inviting space is ideal for relaxing with family or entertaining guests.

Undoubtedly the heart of the home is the impressive kitchen and dining room, thoughtfully designed with an extensive range of floor and wall mounted units, generous work surfaces and ample space for both everyday family life and larger gatherings. A separate utility room with WC provides additional practicality and completes the ground floor accommodation.

The first floor continues to impress with three well-proportioned bedrooms, all beautifully presented. The family bathroom has been finished to a high standard and is complemented by a separate shower room, both benefiting from their own WC. The third bedroom also enjoys access, via a loft ladder, to a generous loft room offering excellent additional storage.

Planning permission has already been granted for a two-storey rear extension, together with internal and external alterations, providing the opportunity to significantly enhance the property and create an even larger family home. Planning Reference: 24/00837/APP.

Externally, the property occupies an impressive plot of approximately 0.12 acres, with a wonderfully private rear garden that has been beautifully maintained and offers an excellent space for outdoor entertaining, family enjoyment or keen gardeners alike. The substantial outbuilding is currently arranged as a games room with a separate home office, creating the ideal environment for remote working, hobbies or additional entertaining space. To the front, there is ample driveway parking for multiple vehicles, together with a garage and car port. Positioned within the peaceful no-through road of Wellcroft, the property enjoys an enviable level of privacy and tranquillity.

Location

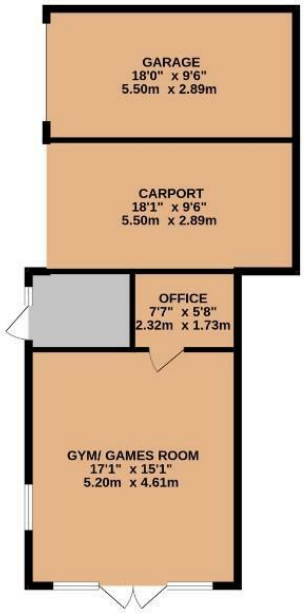
Situated within the picturesque village of Ivinghoe, nestled on the edge of the Chiltern Hills Area of Outstanding Natural Beauty, the property enjoys an exceptional lifestyle surrounded by stunning countryside. The village is renowned for its attractive period architecture, charming village green and immediate access to over 5,000 acres of National Trust land, including the famous Ivinghoe Beacon and historic Pitstone Windmill.

Excellent transport links are available nearby, with the A41 providing direct access to the M25 (Junction 20), whilst Tring mainline railway station offers regular direct services to London Euston in approximately 35 minutes, making it an ideal location for commuters.

Ivinghoe enjoys a thriving village community with a range of everyday amenities including a village shop, post office and pharmacy. Families are exceptionally well catered for, with Ashridge Day Nursery, Windmill Preschool and the highly regarded Brookmead School all within walking distance—an increasingly rare benefit for village living. The property also falls within the highly desirable Aylesbury Grammar School catchment area.

The nearby market towns of Tring and Berkhamsted offer an excellent selection of boutique shops, cafés, restaurants and supermarkets, whilst Hemel Hempstead and Aylesbury provide larger shopping centres, leisure facilities and cinemas, ensuring every convenience is within easy reach.

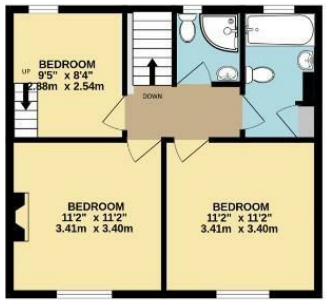
OUTBUILDINGS
686 sq.ft. (63.7 sq.m.) approx.



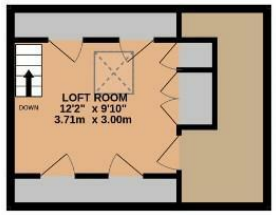
GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
455 sq.ft. (42.2 sq.m.) approx.

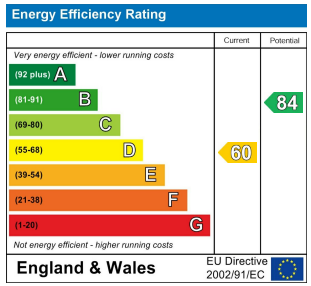


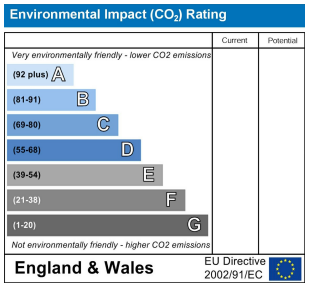
2ND FLOOR
108 sq.ft. (10.0 sq.m.) approx.



TOTAL FLOOR AREA : 1788 sq.ft. (166.2 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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