



Prospect House, 30 Poplar Way
Ickford, Buckinghamshire
HP18 9GQ

Offers In Excess of
£750,000

RB REASTON BROWN

An Immaculately Presented and Stylish Four Bedroom Family Home, Offering Beautiful Interiors, Spacious Open-Plan Living and a Well-Proportioned Garden in a Sought-After Village Location.

Upon entering you are welcomed by a generous and light-filled entrance hallway. To the left, a well-proportioned home office enjoys a pleasant outlook over the front, ideal for modern working. To the right, the sitting room is an inviting and comfortable space, centred around a feature fireplace. The ground floor benefits from underfloor heating and has been maintained in excellent decorative order throughout.

The rear of the property opens into an impressive kitchen, dining and family space - the true heart of the home. The kitchen is beautifully appointed with dark blue base units, paired with light grey wall units, granite worktops and a stainless steel double sink. Integrated appliances include double ovens, fridge freezer and dishwasher, alongside a large electric hob. There is excellent space for both dining and relaxed seating, with French doors opening onto the garden and double doors connecting seamlessly back to the sitting room.

The utility room is both practical and spacious, offering ample room for appliances, generous cupboard storage, a sink, and convenient side access. Moving through the hallway, there is a large cloakroom with WC and basin, complemented by clean, modern tiling, along with a useful understairs storage cupboard

Upstairs, a spacious landing leads to four well-balanced bedrooms. The principal bedroom overlooks the rear garden and benefits from fitted wardrobes and a stylish en-suite shower room. Bedroom two also enjoys a rear aspect and fitted storage, while bedrooms three and four are both generous doubles to the front, featuring built-in storage and excellent versatility. A modern family bathroom completes the accommodation.

Externally, the property offers a double driveway and a front garden with views towards open fields. To the rear, the enclosed garden is mainly laid to lawn with a generous patio and mature planting.

Gas Central Heating, ground floor benefits from underfloor heating. EPC: C Council Tax: G Freehold Maintenance charge approx. £25PCM

Situation

Ickford is a very popular village in the catchment area for grammar schools and the local primary school which is ranked highly in the national league tables. There is a village shop and post office, church, village inn, village hall, tennis courts and recreation ground. The train station in nearby Haddenham has direct trains into London Marylebone (fastest journey time 37 minutes). The market town of Thame is also nearby with further shops, facilities and the renowned Lord Williams secondary school. Extensive amenities can be found in Oxford and Aylesbury. The M40 is within easy travelling distance for access to London, Birmingham, and the Northern networks.

The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their surveyor or Solicitor.







Approx. Gross Internal Floor Area 1879 Sq Ft / 174.6 Sq M inc Garage
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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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