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Whistle Brook Cottage Ford End, Ivinghoe, Leighton Buzzard, LU7 9EA

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Offers In Excess Of £1,500,000

- IMPRESSIVE SEVEN-BEDROOM PERIOD HOME
- BELIEVED TO DATE BACK TO THE 17th CENTURY
- BEAUTIFULLY PRESENTED THROUGHOUT AND A WEALTH OF CHARACTER FEATURES THROUGHOUT
- EXTENSIVELY ENHANCED WITH A SUBSTANTIAL 2015 EXTENSION
- THREE BATHROOMS
- SUPERB AND HIGHLY VERSATILE FAMILY ACCOMMODATION
- EXCEPTIONAL MATURE GARDENS WITH APPLE & PEAR TREES AND ALLOTMENT AREA
- POWERED AND LIT GARDEN SHEDS
- SOLAR PANELS & GATED PRIVATE DRIVEWAY PARKING
- INTERACTIVE VIRTUAL TOUR

A truly remarkable seven-bedroom Grade II Listed period home, believed to date back to the 17th century, Whistlebrook Cottage offers an exceptional combination of historic character, beautifully presented interiors and wonderfully versatile accommodation. Extended in 2015, the property has been thoughtfully evolved for modern family life whilst retaining the charm and individuality expected of a home of this age.

Set behind gated driveway parking and surrounded by an exceptional mature garden, with the grounds extending to approximately 1.5 acres, this is a rare opportunity to acquire a substantial village residence offering impressive living space, flexible bedroom accommodation and superb grounds in the heart of sought-after Ivinghoe.

The original house immediately creates a sense of warmth and character, with a welcoming entrance leading into a generous family room and separate lounge. Both rooms provide comfortable, inviting spaces for everyday living, while the arrangement of the ground floor lends itself perfectly to both family life and entertaining.

The kitchen sits alongside the family room and provides a practical and characterful setting for day-to-day living. A substantial utility room connects the original accommodation with the impressive later addition, creating a natural transition between the historic and contemporary elements of the house.

The extension, completed in 2015, considerably enhances the versatility of the home. At its heart is a superb kitchen and dining room, providing an outstanding social space with extensive cabinetry, a central island and direct access to the garden. Filled with natural light, this is a wonderful room for entertaining, larger family gatherings and relaxed everyday dining.

An additional reception room provides further flexibility, while the extensive ground-floor accommodation incorporates several bedrooms together with bathroom facilities. The layout lends itself particularly well to multi-generational living, visiting guests or those requiring substantial home-working space.

A particularly impressive principal bedroom area enjoys excellent proportions and is complemented by a dedicated walk-in wardrobe and adjoining bathroom. Beyond this is an additional gym and further bedroom/home office, demonstrating just how adaptable this remarkable home can be.

The first floor provides a further three bedrooms, including a particularly spacious double bedroom, along with additional facilities. Combined with the extensive ground-floor accommodation, the house offers seven bedrooms in total and enormous flexibility to adapt individual rooms to suit changing family requirements.

Throughout the property, period charm sits comfortably alongside more contemporary additions. Character features provide a constant reminder of the home's heritage, while the 2015 extension has allowed the property to provide the scale and versatility expected from a modern family home. Solar panels with accompanying battery storage offer an additional practical feature.

The gardens are undoubtedly one of Whistlebrook Cottage's defining features.

Exceptional in both size and maturity, the grounds provide a wonderfully private setting with expansive lawned areas, established planting and an abundance of mature trees. Apple and pear trees add to the traditional country-garden feel, while numerous areas around the garden provide opportunities for outdoor entertaining, recreation and relaxation.

For those with an interest in growing their own produce, there is a dedicated allotment area, while useful garden sheds benefit from both power and lighting, making them suitable for storage, gardening, hobbies or workshop use.

The combination of established trees, extensive lawns, productive garden areas and the sheer scale of the grounds creates a setting rarely found within a village location.

To the front, gated access opens onto generous private driveway parking, providing an impressive and practical approach to the property.

Ivinghoe is one of Buckinghamshire's most attractive and historic villages, surrounded by beautiful countryside and positioned close to the Chiltern Hills and the iconic Ivinghoe Beacon. The village is characterised by an appealing mixture of period homes, traditional architecture and a strong sense of community, making it particularly sought after by those looking to combine village life with access to the wider amenities of the surrounding towns.

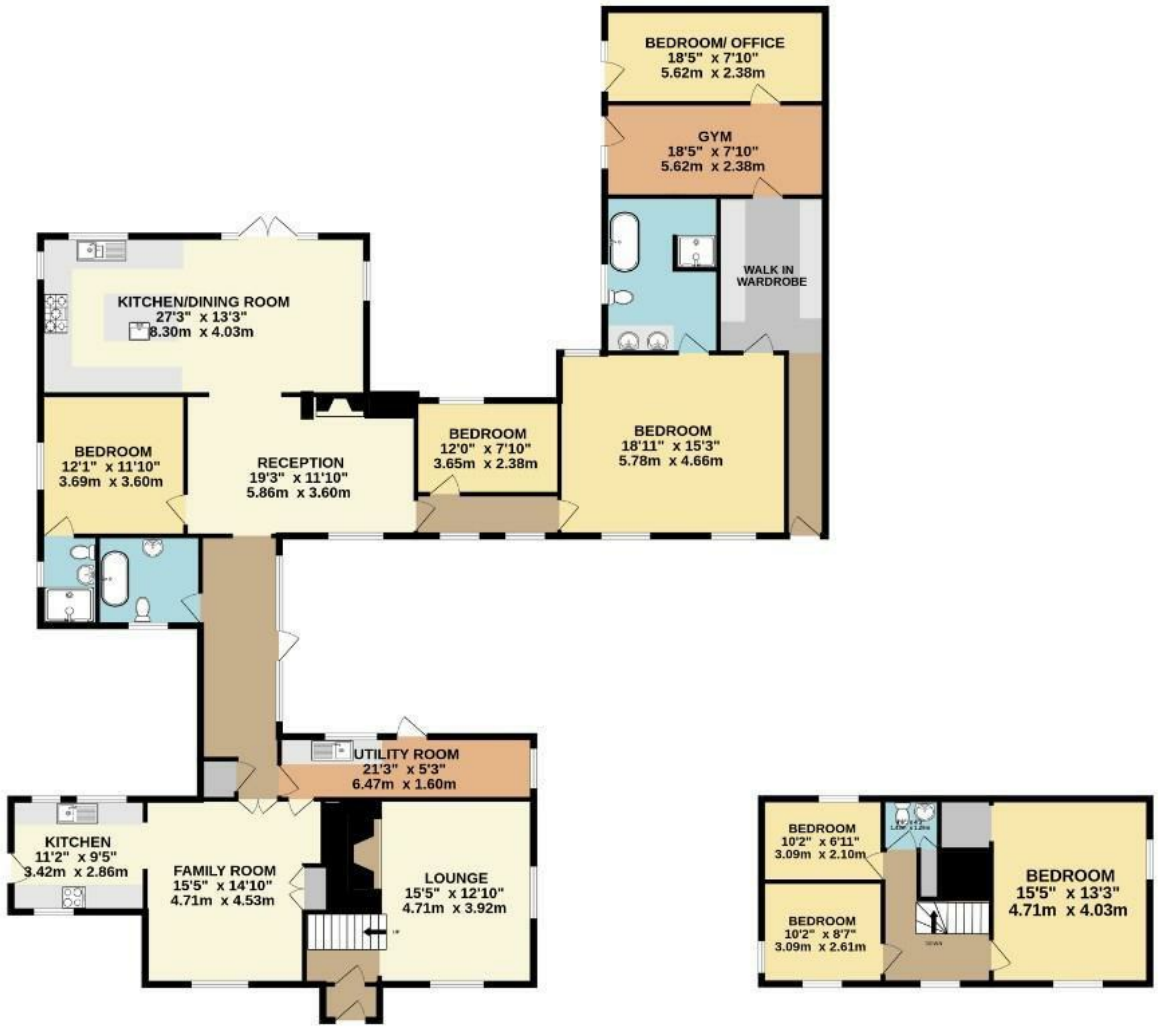
Miles of countryside and scenic walking routes are easily accessible, while nearby Tring and Leighton Buzzard provide a wider range of shopping, schooling, leisure and transport facilities.

For commuters, both Tring and Cheddington mainline railway stations are within convenient reach, providing direct services into London Euston, including fast services from Tring. The area is also well placed for access to the wider road network, making Ivinghoe an attractive option for those seeking a rural village lifestyle without sacrificing connectivity.

Whistlebrook Cottage represents a genuinely rare opportunity – a substantial seven-bedroom home combining centuries of character, impressive contemporary additions and truly exceptional gardens in one of the area's most desirable village settings. Early viewing is highly recommended to fully appreciate the scale, flexibility and unique character this remarkable property has to offer.

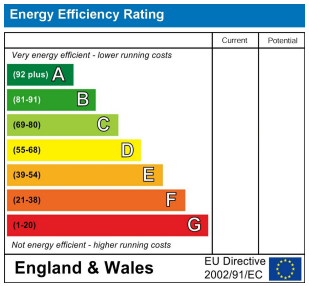
GROUND FLOOR
2660 sq.ft. (247.1 sq.m.) approx.

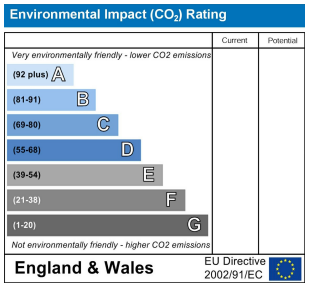
1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 3145 sq.ft. (292.2 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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