



Grove Farm
Ivinghoe Aston



Offers In Excess Of £700,000

entrance hall | kitchen/dining room | living room | WC | bedroom with ensuite | first floor landing | bedroom with ensuite | a further bedroom | garden office | garden | off road parking

Wren Barn is a sophisticated contemporary three bedroom home, situated on a private road at Grove Farm in the quiet hamlet of Ivinghoe Aston, where the surrounding Chiltern countryside is as much a part of everyday life as the nearby market towns and their amenities. NO CHAIN.





From the outside, Wren Barn makes an immediate impression, combining contemporary black timber weatherboarding with extensive areas of glass. Inside, oak features throughout, from the doors and flooring to the beautifully finished staircase, creating a warm and understated feel. The home is also designed with energy efficiency in mind, benefiting from an impressive EPC rating of A, underfloor heating throughout, an air source heat pump and solar panels.

The accommodation is thoughtfully arranged, with three well proportioned bedrooms and generous reception spaces. At the heart of the house is the impressive living room, a comfortable and inviting space centred around a log burner. The contemporary kitchen and dining area provides an excellent setting for both everyday life and entertaining, with a good range of high quality integrated appliances.

Two of the bedrooms benefit from their own stylish ensuite bathrooms. The principal bedroom is particularly appealing, with fitted wardrobes and lovely views towards Ivinghoe Beacon. The third bedroom offers useful flexibility and would work equally well as guest accommodation or a home office.

Outside

The garden is mainly laid to lawn and complemented by a generous patio, providing an attractive space for relaxing or entertaining. An insulated garden cabin with electricity provides useful additional space, currently arranged as an office/storage area. There are also two allocated parking spaces, one with an EV charging point.

Tenure

Freehold.

Service charge: £1080 per annum



Services

Air source heat pump. Mains water, electricity and drainage.
Council tax band F (Aylesbury Vale).

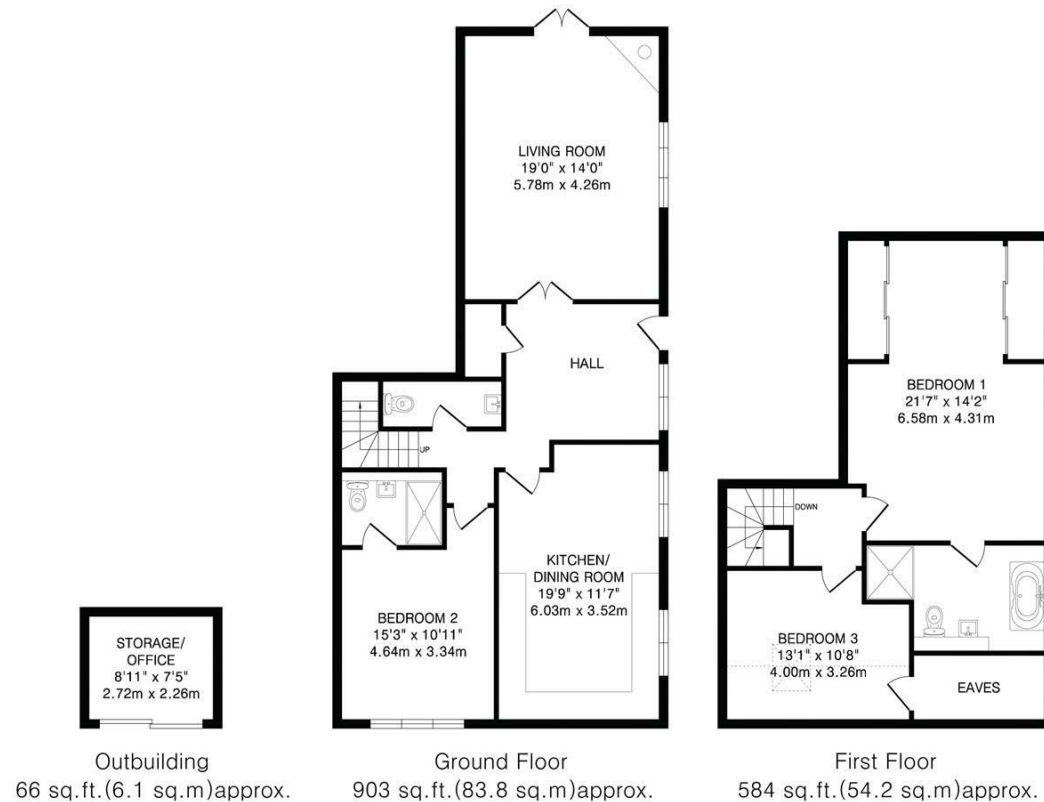
Situation

Situated along the foot of the Chiltern Hills, Ivinghoe Aston is an idyllic Buckinghamshire hamlet surrounded by rolling fields and views of the Ivinghoe Beacons and Dunstable Downs. The Village Swan public house is a great resource. Ivinghoe and Edlesborough offer a range of local amenities, while the market towns of Tring, Berkhamsted, and Leighton Buzzard offer a wider array of facilities. For commuters, the mainline stations at Cheddington and Tring are just a short drive away and provide frequent services to London Euston.



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TOTAL FLOOR AREA: 1553 sq.ft. (144.1 sq.m) approx.
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>		100	100
(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>			
England & Wales		EU Directive 2002/91/EC	



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