



38 Worminghall Road,  
Ickford,  
Buckinghamshire, HP18 9JD

Offers In Excess  
£400,000

**RB** REASTON BROWN

## This Semi – Detached, Two -Bedroom Home Offers Stylish, Versatile Living With Garden, Ample Parking, And Spacious Interiors, Perfectly Suited To Modern Life, In A Sought After Village.

**A Stunning New Build in the Heart of Ickford** -This beautifully presented new build offers a rare opportunity to acquire a modern home in the charming village of Ickford. Upon entering, you are welcomed into a spacious hallway with the staircase ahead, leading seamlessly into an open plan living and dining area. The layout is bright and airy, enhanced by LVT hard flooring throughout. The living space is bathed in natural light, thanks to the French doors that open directly to the garden, offering a perfect connection between the indoors and outdoors.

The kitchen is a true highlight, featuring a soft grey painted shaker design with sleek, contemporary finishes. Equipped with high-quality, integrated appliances, including an oven, fridge freezer, and dishwasher, it offers everything needed for modern family living.

Upstairs, you'll find two well-proportioned double bedrooms, each offering ample space and natural light. The bathroom is finished to an excellent standard, with a white suite complemented by ceramic-tiled walls and flooring, creating a clean, modern look.

Outside, the property continues to impress with a generous patio area, ideal for al fresco dining and entertaining, alongside a well-maintained lawn, perfect for family use. At the front of the property, there is a large, allocated parking area with space for at least two cars, ensuring convenience for homeowners and guests alike.

The property is also equipped with an air source heat pump, providing energy-efficient heating through radiators across the home, ensuring comfort throughout the year.

This is a fantastic opportunity to purchase a unique, high-quality home in one of the most sought-after locations in the region. Don't miss out on the chance to make this stunning new build your own.

EPC TBC Council Tax TBC Freehold Mains Drainage Air Source Heating

### 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.

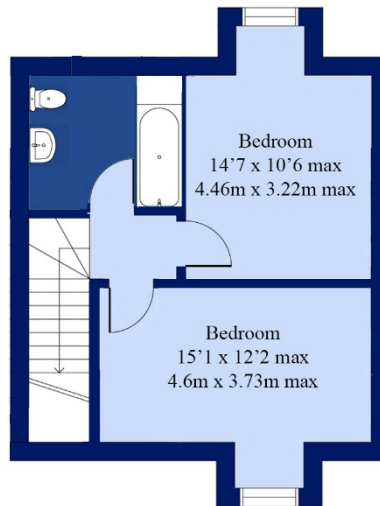
*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their surveyor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







GROUND FLOOR



FIRST FLOOR



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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.



*Viewing is Strictly by Appointment through Reaeton Brown*

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