
HUNTERS®
HERE TO GET you THERE
8 Vicarage Lane, Ivinghoe, LU7 9EQ

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Guide Price £520,000

- CHARMING TWO BEDROOM COTTAGE DATING BACK TO THE 1800'S
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- OPEN PLAN KITCHEN/DINING ROOM WITH RAYBURN RANGE
- GROUND FLOOR CLOAKROOM AND FAMILY BATHROOM
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES AND USEFUL OUTBUILDINGS
- SITUATED IN THE PICTURESQUE VILLAGE OF IVINGHOE
- COSY LOUNGE WITH FEATURE OPEN FIREPLACE
- TWO WELL PROPORTIONED DOUBLE BEDROOMS
- LARGE MATURE REAR GARDEN WITH PATIO SEATING AREA
- SPACIOUS LOFT

Located within the picturesque and highly sought after village of Ivinghoe, this charming two bedroom cottage, dating back to the 1800's, offers characterful accommodation throughout and comes to the market with the added benefit of no onward chain.

From the moment you step through the front door you are welcomed into the cosy lounge, a delightful space full of character featuring an open fireplace that creates a warm focal point to the room. Stairs rise from the lounge to the first floor, enhancing the traditional cottage feel.

To the rear of the property is the open kitchen/dining room, fitted with a range of floor and wall mounted units with a worktop over and space for appliances. This bright and inviting space also features a traditional Rayburn range, adding both charm and practicality. Dual aspect windows allow an abundance of natural light to flow through the room, making it a wonderful area for everyday living and dining.

The ground floor accommodation is completed by a convenient cloakroom.

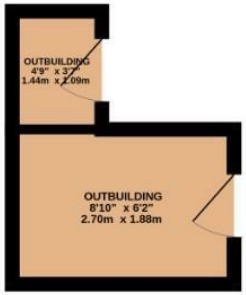
The first floor landing leads to two well proportioned double bedrooms and a family bathroom, providing comfortable accommodation.

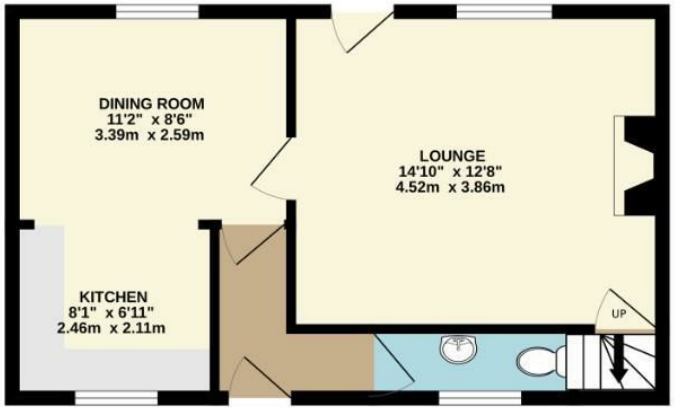
Externally the property continues to impress with driveway parking to the front for multiple vehicles. The mature and generously sized rear garden offers a fantastic outdoor space, beginning with a patio seating area ideal for entertaining or relaxing, with steps rising to a lawned garden. The garden provides a wonderful sense of privacy and space, perfect for enjoying the outdoors. Two useful outbuildings are also located within the garden, offering additional storage and a W/C.

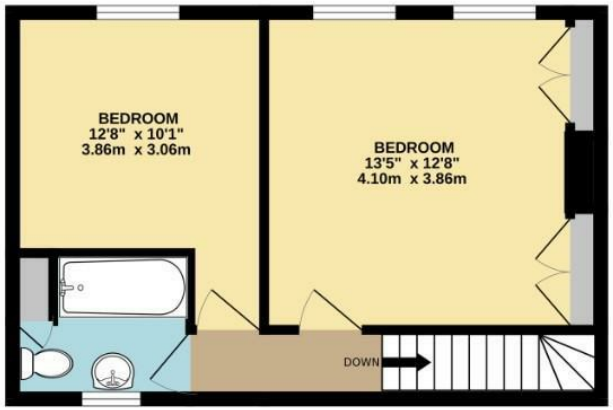
Ivinghoe is a highly desirable village nestled at the foot of the Chiltern Hills, offering a strong community feel, traditional public houses, village amenities and access to beautiful countryside walks including the nearby Ivinghoe Beacon.

GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.

1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.







TOTAL FLOOR AREA : 825 sq.ft. (76.6 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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