



 2
Bedrooms

 2
Bathrooms

 2
Receptions





- Akeman Residential - Open 7 days a week
- Victorian gem - Detached
- Off road parking
- Village location - Ivinghoe
- Character family home

Why buy this home?

Because it offers something special. This detached Victorian gem, believed to date back to the 1890s, sits quietly in the heart of a beautiful Buckinghamshire village and is full of warmth, character and natural light.

Step inside and you're greeted by a welcoming hallway with built-in storage and stairs leading to the first floor. To your right, the lounge offers a cosy retreat, flowing through to a bright conservatory with views of the garden. To your left, the kitchen and dining area provides the perfect space to cook, eat and unwind, with plenty of storage and direct access out to the west-facing garden.

Upstairs, there are two spacious double bedrooms, both filled with light thanks to multiple windows. The main bedroom features fitted wardrobes and its own en suite shower room. A separate family bathroom serves the second bedroom.

Outside, the home continues to impress. The rear garden stretches generously with a raised decking area that's perfect for summer evenings. There's also a utility room in the outbuilding and space for off-road parking.

Location

This picturesque village is known for its historic charm and sits close to the borders of Hertfordshire and Bedfordshire. Surrounded by open countryside and around 5,000 acres of National Trust land, you'll find walking routes to Pitstone Windmill, Ivinghoe Beacon and beyond.

The A41 at Tring offers easy access to the M25, and Tring station provides regular direct trains to London Euston in about 35 minutes. Local amenities include a friendly tea shop, pub, recreation ground and church. The nearby market towns of Tring and Berkhamsted offer independent shops, cafés and excellent restaurants, while Hemel Hempstead and Aylesbury provide high street shopping and leisure options.

Families will also appreciate the local schooling, with Brookmead Primary close by and access to the highly regarded grammar schools in Aylesbury.



TOTAL FLOOR AREA : 1111 sq.ft. (103.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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