



Wellcroft, Ivinghoe Leighton Buzzard LU7 9EF



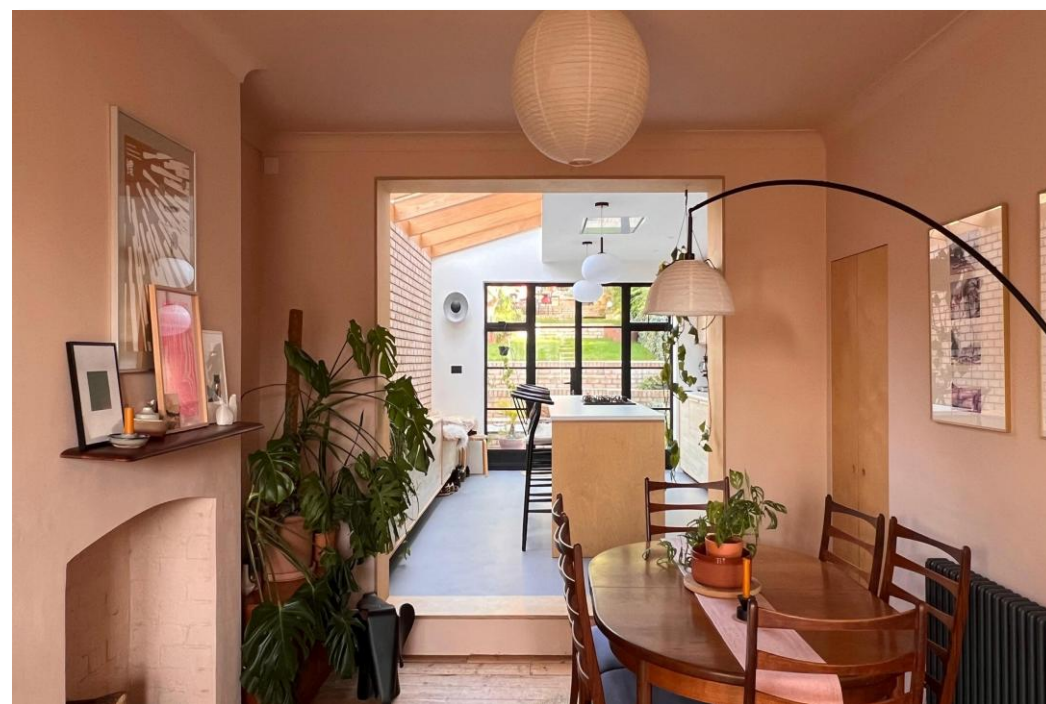
Tucked away in a peaceful side street, close to the centre of the village, is this attractive, character home with the unusual benefit of off road parking (with E.V charger) and a garage. Built circa 1890, and much improved by the current owners, this gorgeous property offers an abundance of character as well as being a practical and spacious family home.

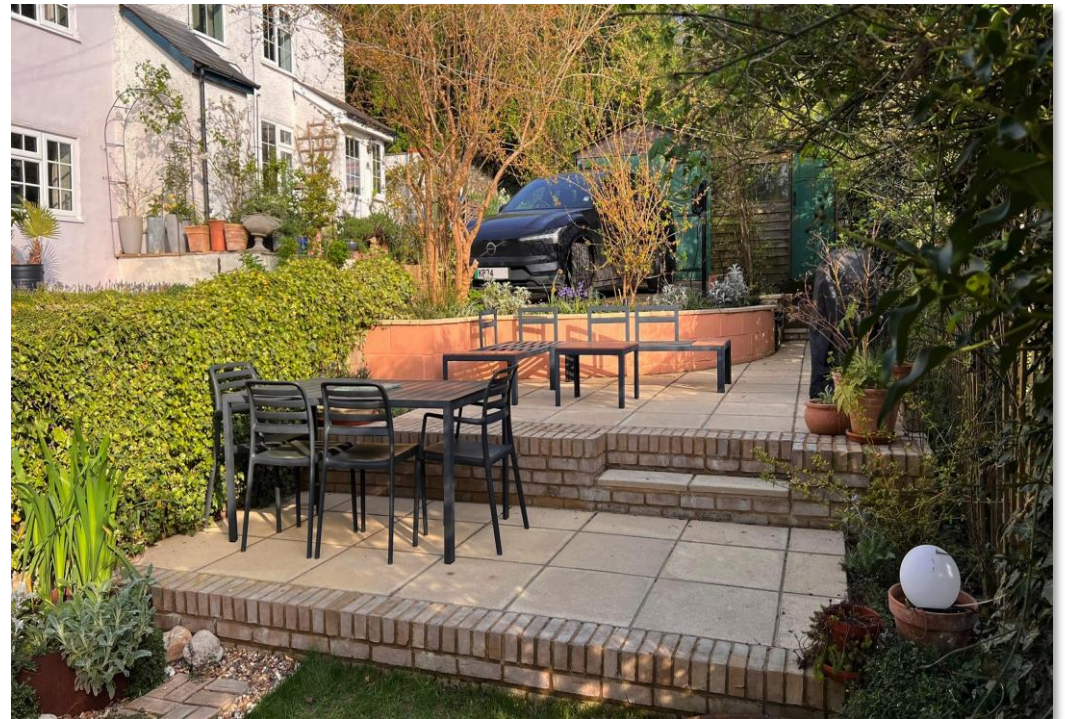
Enter through the 'halls adjoining' entrance hall where stairs lead to the first floor. The living room at the front features high ceilings, log burner and a wide bay with full height original sash windows creating a lovely light atmosphere. Exposed floorboards give a warm traditional feel and continue through the dining room. The kitchen at the rear is the most recent addition, with aluminum Crittall style doors occupying much of the back wall and creating a welcome flow into the garden. The kitchen is well appointed with gorgeous bespoke birch ply cabinetry, a large breakfast Island with a gas hob and built in bench seating under a lean-to glass roof with oak beams.

Upstairs, on the first floor, there are two double bedrooms, one of which features a bay window to match the one below in the living room. The modern bathroom with Italian terrazzo tiles is positioned to the rear of the house, accessed through the study/dressing room. Up again to the second floor, the master bedroom can be found, together with its own stylish en suite shower.

Outside

The southerly facing rear garden is a real sun trap and has been attractively landscaped recently. There are various paved patio areas amongst lawn and shrub beds. At the rear is a private parking area with an electric vehicle charger, separate power socket and garage. Alongside the garage is an old shed for storage (the current owners planned to replace the shed with a home office/studio in the future and as such laid the infrastructure during the landscaping for soil and water pipe ready for connection, and electric).





welcome to

Wellcroft, Ivinghoe Leighton Buzzard

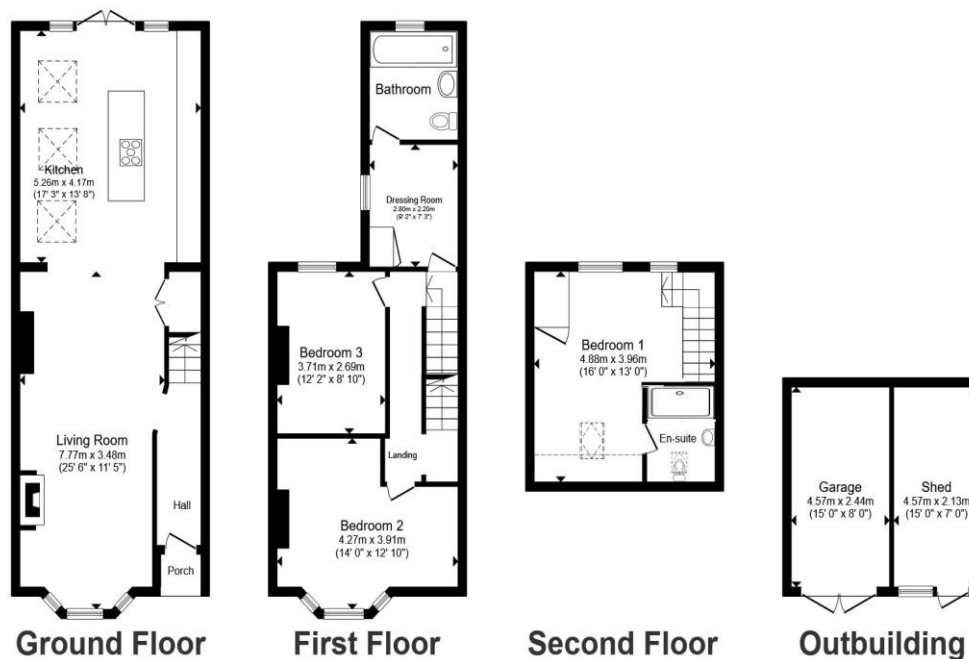
- Three double bed period home
- Living room with wood burning stove
- Kitchen with breakfast island
- Dressing room/study
- Master bedroom with en-suite

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: D

£650,000

An elegant Victorian home with garage and parking in a highly desirable Buckinghamshire location.



Total floor area 146.2 m² (1,573 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Location

This sought after Buckinghamshire village, close to the borders of Hertfordshire and Bedfordshire, boasts some beautiful examples of Tudor architecture, particularly around the village green. The village lies on the edge of some 5,000 acres of National Trust land, where Pitstone Windmill and Ivinghoe Beacon can be found. Nearby communication links are excellent, including the A41 at Tring, which provides a dual carriageway link direct to the M25 (J20). Tring also has its own mainline train station, with regular and direct service to London Euston in approx. 35 mins.

Village facilities include a recreation ground, tea shop, church, public house, post office, pharmacy and day nursery. Nearby towns offer a more comprehensive range of facilities, from the boutiques and coffee shops in picturesque Tring and Berkhamsted, to the shopping centres and department stores of Hemel Hempstead and Aylesbury, both of which also boast multiplex cinemas and extensive leisure facilities.

Schooling is excellent. The local primary school, Brookmead, caters for children aged 4 to 11, and the village falls within the Grammar Schools catchment area in Aylesbury.



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Property Reference:
TRG108948 - 0003

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