



Herringbone Cottage, 21 Bridge Road,
Ickford, Buckinghamshire
HP18 9HU

Guide Price
£750,000

RB REASTON BROWN

Beautifully Presented Grade II Listed Three-Bedroom Period Cottage With Separate Home Office And Playroom, Delightful Garden Room, Parking, Beautiful Gardens And Paddock Extending To Approximately Half An Acre With Wonderful Countryside Views.

Herringbone Cottage is a beautifully presented period home, brimming with warmth, character and original features, including exposed timber beams, open fireplaces and traditional timber windows. The inviting sitting room centres around an attractive log burner, while the separate dining room, complete with fireplace, provides a charming setting for entertaining.

A delightful garden room enjoys views across the grounds, with double doors opening directly onto the garden, creating a wonderful connection between the house and outside. Leading from the garden room is a useful cloakroom with shower. The kitchen combines practicality with traditional character, fitted with timber work surfaces and integrated Siemens appliances including twin electric ovens, induction hob and refrigerator. A separate bathroom completes the ground-floor accommodation, while upstairs are three individual and characterful bedrooms.

Approached along a charming single-track lane, the cottage enjoys an appealing sense of privacy. Off-street parking is complemented by a detached outbuilding, currently arranged as a generous family room/home office with an adjoining boot room/utility. Stairs rise to a substantial first-floor play/storeroom, providing excellent flexibility for working from home, hobbies or additional ancillary space.

Outside, the gardens and grounds extend to approximately half an acre and enjoy wonderful views across the surrounding open countryside. Predominantly laid to lawn, the gardens feature well-stocked borders, mature ornamental trees, a productive vegetable garden, timber storage shed and timber-framed 'Woodpecker' greenhouse. A paddock, enclosed by post and rail fencing, incorporates a beautiful wildflower meadow, creating a peaceful and natural setting while offering additional space for recreation, animals or those simply seeking a more rural lifestyle.

Herringbone Cottage combines period charm, versatile accommodation and generous grounds in an idyllic countryside setting. EPC :- G, Council Tax band :- F, Freehold, LPG central heating.

Situation

Surrounded by beautiful rolling countryside, Ickford is a highly regarded Buckinghamshire village just 4 miles from Thame, offering an appealing country lifestyle with everyday convenience. Ickford School is a small, close-knit primary with mixed-age classes, exceptional academic results, and a strong reading culture. It achieved 100% of pupils meeting the expected standard in reading, writing and maths, ranks among England's top-performing primary schools, and is rated Good by Ofsted with Outstanding judgements for behaviour and personal development. Village amenities include St Nicholas church, a shop and Post Office, and the popular Rising Sun, while further nearby dining pubs include The Clifden Arms in Worminghall, The Old Fisherman in Shabbington and The Fox & Goat at Tiddington. Little Ickford is especially charming, known for its picturesque lane of period homes beside open fields and wonderful rural walks. The village is also well placed for reputable schooling, Aylesbury, Oxford, the John Radcliffe Hospital, Junction 8A of the M40 and Haddenham & Thame Parkway, with regular trains into London Marylebone in around 40 minutes.

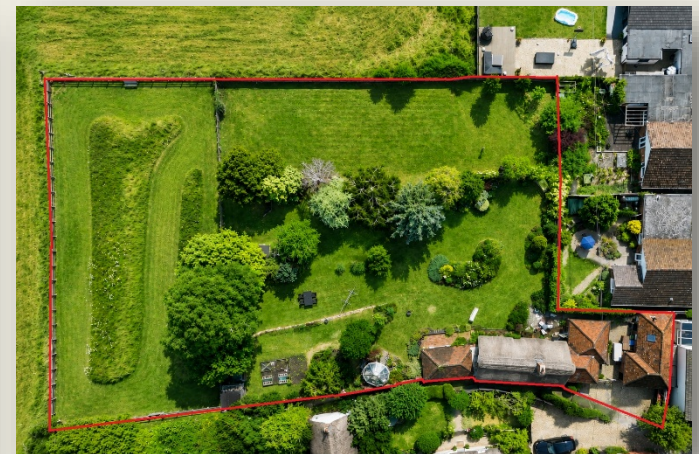
The property comprises the following, with all dimensions being approximate only. Please note that Reaston Brown has not tested any appliances or systems and no warranty as to their condition or suitability is confirmed or implied. Prospective purchasers are advised to obtain independent verification from their surveyor or solicitor. Some images have been digitally edited or virtually staged to illustrate the potential use of space and are for guidance purposes only.







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.



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www.reastonbrown.co.uk Email: sales@reastonbrown.co.uk

94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626

2-4 Windmill Road, Headington, Oxford, OX3 7BU Tel : +44(0) 1865 308855

119-121 Park Lane . London . W1K 7AG. Tel : +44(0) 207 079 1589

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