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10 Vicarage Lane, Ivinghoe, LU7 9EQ

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## Guide Price £425,000

- TWO BEDROOM CHARACTER COTTAGE
- IDYLIC VILLAGE LOCATION
- GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES AND PUBLIC TRANSPORT
- NO ONWARD CHAIN
- ENCLOSED MATURE REAR GARDEN
- POTENTIAL LOFT CONVERSION (STPP)
- INTERACTIVE VIRTUAL TOUR

Dating back to the 1800s, this delightful two-bedroom cottage is brimming with charm and original features, from its exposed beams to rustic brickwork. Offered to the market with no onward chain, this property presents a unique opportunity to own a piece of history.

As you step through the front door, you're welcomed into a characterful lounge adorned with exposed brick, original beams, and warm wooden flooring. A staircase rises to the first floor, subtly integrated into the space.

To the rear, the kitchen and dining area open directly onto the garden, creating a wonderful indoor-outdoor flow. Here, the charm continues with quarry tile flooring, exposed brick accents, and ceiling beams that echo the home's heritage.

Upstairs, the landing leads to two generously sized double bedrooms. The main bedroom features built-in wardrobes for added convenience. A well-appointed family bathroom completes the first floor.

The loft, accessible from the landing, offers potential for conversion, subject to the necessary planning permissions, providing a fantastic opportunity to further expand the living space.

Outside, the property boasts mature front and rear gardens. The rear garden is mainly laid to lawn and includes a patio seating area, ideal for relaxing or entertaining. Additionally, there is an outbuilding with plumbing and a wall-mounted gas boiler, plus an outdoor W/C.

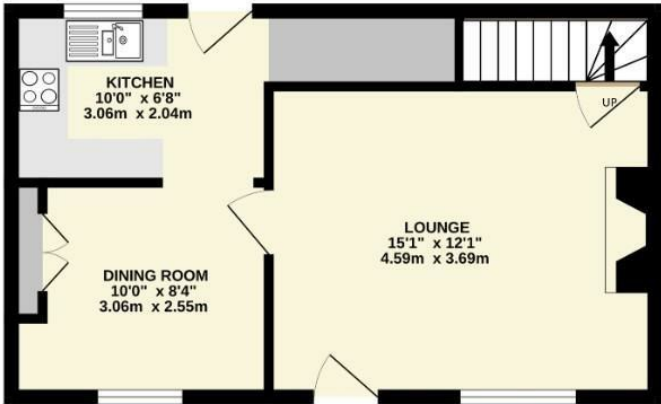
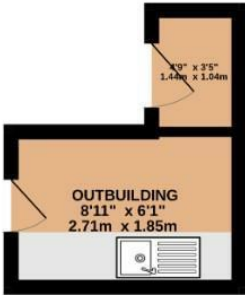
The Buckinghamshire village of Ivinghoe village lies close to the borders of Hertfordshire and Bedfordshire and is adjacent to many acres of National Trust land including the windmill and Ivinghoe Beacon and is home to a thriving village pub, The Rose and Crown. Ivinghoe also provides a post office, library, village shop and chemist.

Commuters are well served with mainline railway stations at Tring and Cheddington just a few minutes drive away. There is a village primary school and Ivinghoe is within the Aylesbury grammar school's catchment area.

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GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 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 plus) A                                 |         | 88        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 59      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |







