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9 High Street, Ivinghoe, Leighton Buzzard, LU7 9EP

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Guide Price £800,000

- BEAUTIFULLY PRESENTED GRADE II LISTED FIVE BEDROOM PERIOD COTTAGE
- STUNNING BLEND OF ORIGINAL CHARACTER FEATURES AND CONTEMPORARY FINISHES
- BESPOKE KITCHEN WITH INTEGRATED APPLIANCES, CERAMIC SINK AND UNDERFLOOR HEATING
- LUXURIOUS PRINCIPAL SUITE OCCUPYING THE ENTIRE SECOND FLOOR WITH EN SUITE AND DRESSING ROOM
- AN EXCEPTIONAL PERIOD HOME OFFERING VILLAGE LIVING AT ITS FINEST
- LOCATED IN THE HIGHLY DESIRABLE BUCKINGHAMSHIRE VILLAGE OF IVINGHOE
- IMPRESSIVE LOUNGE WITH BAY WINDOW, FEATURE FIREPLACE AND BI-FOLD DOORS TO THE GARDEN
- ELEGANT DINING ROOM WITH EXPOSED BEAMS, FEATURE FIREPLACE AND STONE FLOORING
- PRIVATE SOUTHERLY ASPECT REAR GARDEN WITH OFF-ROAD PARKING FOR TWO VEHICLES
- INTERACTIVE VIRTUAL TOUR

Set within the heart of the highly sought-after Buckinghamshire village of Ivinghoe, this exceptional Grade II listed five-bedroom cottage is a home of remarkable charm and character. Sympathetically enhanced, it seamlessly blends centuries of history with the comforts and conveniences of contemporary living, creating a home that is as practical as it is captivating.

Behind its handsome period façade lies an interior that effortlessly balances original architectural features with stylish modern finishes. Exposed beams, feature fireplaces and traditional craftsmanship are complemented by underfloor heating, elegant stone flooring and thoughtfully designed living spaces, resulting in a home that feels both timeless and luxurious.

The main reception room is an inviting and versatile space, filled with natural light from an attractive bay window to the front, while bi-fold doors open onto the rear garden, creating a wonderful connection between indoors and out. A feature fireplace provides a natural focal point, making this a room equally suited to cosy evenings or entertaining family and friends throughout the seasons.

The beautifully appointed kitchen has been designed with both style and functionality in mind. Contemporary cabinetry is paired with high-quality integrated appliances, a classic ceramic sink and generous preparation space, creating a kitchen that is perfectly equipped for modern family life.

A separate dining room offers a more formal setting for entertaining, where another striking fireplace, exposed ceiling timbers and a charming bay window combine to create an atmosphere rich in character and warmth.



The upper floors continue to showcase the property's individual charm. The first floor provides three well-proportioned bedrooms, including two generous doubles and a versatile fifth bedroom that could equally serve as a dressing room or nursery. A luxurious shower room and a dedicated home office complete this level, offering flexibility for today's lifestyle.

Occupying the entire second floor, the main suite provides a peaceful retreat away from the rest of the house. The spacious bedroom is complemented by an elegant en suite bathroom and an impressive adjoining dressing room, itself of sufficient size to serve as an additional double bedroom should the need arise.

Outside, the private rear garden has been thoughtfully landscaped to create a low-maintenance sanctuary, enjoying a sunny aspect ideal for outdoor dining and relaxation. Beyond the garden, gated access leads to off-road parking for two vehicles, providing valuable practicality in such a desirable village setting.

Nestled at the foot of the Chiltern Hills, Ivinghoe is one of Buckinghamshire's most desirable villages, renowned for its historic character, thriving community and exceptional countryside. Surrounded by rolling landscapes and scenic walking routes, including nearby Ivinghoe Beacon and the Ashridge Estate, the village offers an enviable balance of rural tranquillity and everyday convenience.

Residents enjoy a range of local amenities including a well-regarded village school, traditional public houses, independent shops, cafés and a village hall hosting regular community events. For commuters, the nearby market towns of Tring and Leighton Buzzard provide mainline rail services to London Euston, while excellent road connections via the A41 and M1 place London, Milton Keynes and Oxford within easy reach.

A home of genuine distinction, this beautiful Grade II listed cottage offers the rare opportunity to enjoy period elegance, generous family accommodation and an outstanding village lifestyle in one of Buckinghamshire's most picturesque settings.



TOTAL FLOOR AREA : 1795 sq.ft. (166.7 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 |  |                         |           |
| (92-100) A                                  |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (48-54) E                                   |  |                         |           |
| (39-47) F                                   |  |                         |           |
| (31-38) G                                   |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (10-41) A                                                       |  |                         |           |
| (42-47) B                                                       |  |                         |           |
| (48-55) C                                                       |  |                         |           |
| (56-62) D                                                       |  |                         |           |
| (63-75) E                                                       |  |                         |           |
| (76-90) F                                                       |  |                         |           |
| (91-100) G                                                      |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |



































