

37 SHELDON ROAD

ICKFORD, BUCKINGHAMSHIRE HP18 9HT



HAMNETT
HAYWARD

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A beautiful 18th century cottage, extended in more recent years and enjoying the most beautiful mature gardens adjoining open paddocks.

Dating back originally to the 18th century this beautifully presented period home is full of character, whilst enjoying a wonderful modern extension to provide a 25' kitchen/dining room. Located within the heart of this highly sought after village, the property enjoys generous grounds with ample off street parking and the most delightful garden adjoining open fields to the rear.

On entering the cottage a spacious reception hall has been recently extended and solid oak glazed doors open to both the sitting room and kitchen/dining room. Of particular note is the recently extended and updated kitchen, fitted with a range of painted shaker style cupboard and drawer units with granite working surfaces. The kitchen flows into the dining room enjoying a lovely view of the garden and flooded with natural light from the vaulted ceiling and glazed doors opening directly to the garden. As part of the recent extension a boot room and ground floor shower room have been created, the boot room offers excellent storage and access is available to the garden, the shower room is fitted with a stylish, contemporary suite. Further accommodation to the ground floor includes a sitting room with wood burning stove, a dining room, Utility room and conservatory.

On the first floor bedroom accommodation extends with four bedrooms. Bedroom one enjoys a recently re-fitted en-suite shower room and a built in wardrobe. Three further bedrooms are served by a large family bathroom, with a shower over the bath, wash hand basin and bidet.

Externally the cottage is approached via gated pedestrian access into a pretty courtyard garden, further gated access opens into a generous area of off street parking. To the rear are stunning gardens, beautifully tended and enjoying a number of mature flower and shrub borders. A terrace is positioned off the kitchen providing an ideal area for entertaining and a very well established vegetable garden is positioned at the bottom of the garden.

In our opinion this beautiful cottage represents a wonderful opportunity to acquire a lovely home with period features, coupled with modern day luxuries, all within the most stunning formal gardens.

“A BEAUTIFUL 18TH CENTURY DETACHED COTTAGE RENOVATED AND EXTENDED TO A VERY HIGH STANDARD, SET IN THE MOST BEAUTIFUL MATURE GARDENS ADJOINING OPEN PADDOCKS”



AT A GLANCE

- Beautiful 18th century cottage with a contemporary extension
- Fabulous 25' open plan kitchen/dining room opening to the garden
- Sitting/dining room with exposed beams and wood burning stove
- Generous plot extending to 0.13 acres, beautiful mature gardens adjoining open paddocks
- Within a short walk of the village shop and outstanding primary school

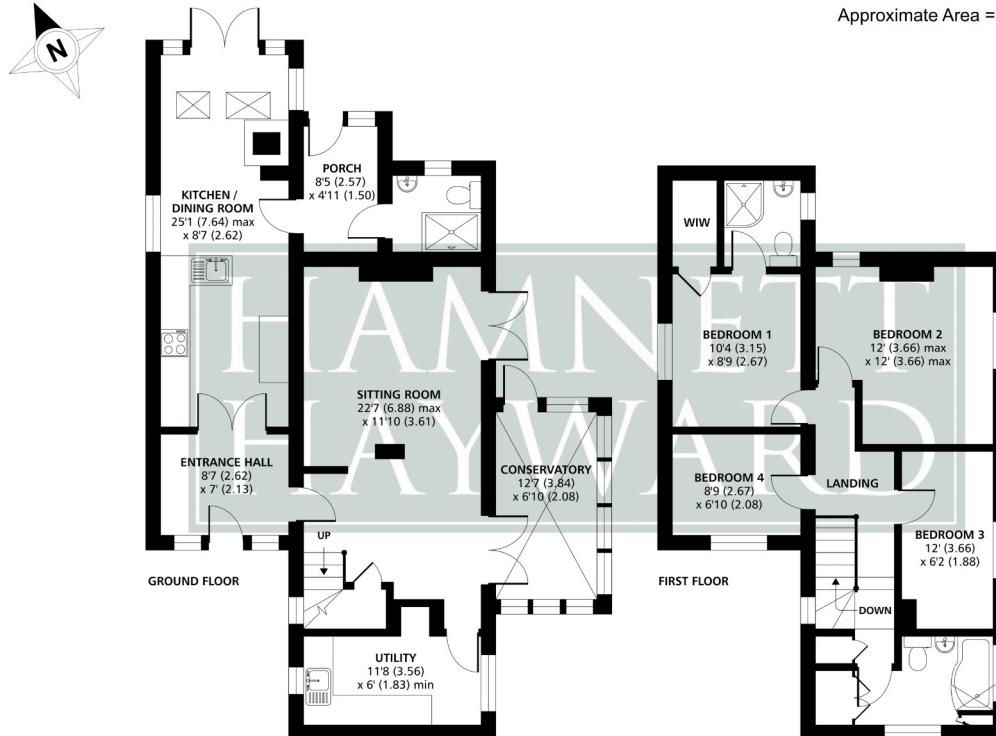


SUMMARY

- Entrance Hall
- Extended rear boot room
- Well appointed ground floor shower room
- Fabulous 25' open plan kitchen/dining room with wood burning stove
- Utility room
- Conservatory
- Master bedroom with en-suite shower room
- Three further bedrooms
- Family bathroom
- Gated, off street parking
- Generous plot extending to 0.13 acres
- Beautiful mature gardens including a well stocked vegetable plot
- Rear garden adjoining open paddocks
- Immaculate presentation throughout
- Picturesque village setting
- Ideally positioned within a short walk of the outstanding Ickford primary school

Sheldon Road, Ickford, Aylesbury, HP18

Approximate Area = 1468 sq ft / 136.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hamnett Hayward Ltd. REF: 1006986

LOCATION

Surrounded by beautiful rolling countryside is the attractive village of Ickford located just 4 miles from the market town of Thame. The village features the historic church of St. Nicholas dating back as far as the XII century, a popular public house (The Rising Sun), general village store and Post Office. There are also a number of wonderful country walks adjoining open fields. Ickford combined school continues to thrive in the village having the accolade of best primary school in Buckinghamshire and recently in the top 3% in the UK for progress between KS1 & KS2. A bus service from the village also provides further Grammar schools in Aylesbury and private schools in Oxford. A further bus service operates between Aylesbury and Oxford and includes Thame within its route. The Oxford John Radcliffe hospital is also well placed. Further facilities and amenities are located in nearby Thame which includes reputable schools, a Health Centre, numerous sports clubs, restaurants, public houses and shops, including a large Waitrose. For the commuter, junction 8A of the M40 motorway is located just 3 miles away and Haddenham & Thame Parkway (5 miles) offers comprehensive train service into London Marylebone in approximately 40 minutes.

ADDITIONAL INFORMATION

Services: Mains water, drainage & electricity

Heating: Oil fired central heating to radiators, electric under floor heating to boot room and ground floor shower room

Energy Rating: Current F (34) Potential C (71)

Local Authority: Buckinghamshire County Council

Postcode: HP18 9HT

Council Tax Band: F

GUIDE PRICE £599,950

**HAMNETT
HAYWARD**

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