



Willow End, 5 Church Road, Ickford

Aylesbury, Buckinghamshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

5 Church Road is an attractive 4 bedroom double-fronted detached property

An attractive red brick family home offering generous light-filled accommodation including a stunning contemporary kitchen/dining/family room, an indoor gym, and a garden with open-sided summer house and hot tub area. It is located at the heart of a sought-after historic village, and enjoys far-reaching views over beautiful surrounding countryside



3 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE AND PARKING



GARDEN



FREEHOLD



VILLAGE LOCATION



2433 SQ FT



**GUIDE PRICE
£850,000**



The property

5 Church Road is an appealing double-fronted property offering light-filled, flexible accommodation arranged over two floors. Configured to provide a stunning family and entertaining space and featuring high ceilings and a wealth of parquet flooring throughout, the ground floor accommodation flows from a welcoming reception hall with useful storage and cloakroom. It includes a generous sitting room with feature open fireplace, a smaller inter-connecting reception room and an extensive open plan kitchen/dining/family room. The kitchen has a range of contemporary wall and base units including a breakfast bar, modern integrated appliances and an adjoining fitted utility room with a door to the side aspect. The dining area has space for a large table and the double-height family room has exposed beams, a feature corner fireplace, bi-fold doors to the terrace and a cast iron spiral staircase rising to a galleried first floor over.

Stairs rise from the reception hall to the first floor which provides a principal bedroom with built-in storage, two further bedrooms, a dressing room, suitable for use as an additional bedroom if required, and a contemporary fully-tiled family shower room. A door from the principal bedroom opens to a vaulted gym, also accessible over the spiral staircase rising from the family room, also suitable for a variety of uses.

Outside

Having plenty of kerb appeal, the property is approached through twin stone pillars and a five-bar gate over a gravelled forecourt providing private parking and giving access to the detached double garage. The enclosed rear garden is laid mainly to lawn bordered on two sides by mature hedging and features a paved terrace and an end-of-garden deck featuring hot tub and barbecue areas and an open-sided summer house, the whole ideal for entertaining and al fresco dining and enjoying far-reaching views over neighbouring Buckinghamshire countryside.



Location

Surrounded by stunning Buckinghamshire countryside, the picturesque village of Ickford has a thriving community spirit and day-to-day amenities including a parish church, village hall, village store with Post Office, 15th century public house, tennis court, recreation ground and popular primary school. Nearby Thame is a bustling market town with an historic marketplace, host to a weekly market, and numerous high-quality independent shops including butchers, bakers and delicatessens, in addition to Waitrose, well-known high street chains, a sports centre and a wide variety of cafés, restaurants and public houses. More extensive shopping, service and cultural amenities are available in Bicester, Aylesbury and Oxford. Communications links are excellent: the village benefits from a bus service to Thame and Aylesbury, the nearby M40 (junction 8A, 2.9 miles) gives easy access to London and the motorway network and Haddenham & Thame Parkway station has regular services to London Paddington in around 40 minutes.

The area offers a wide range of state primary, secondary and grammar schooling together with a good selection of independent schools including Ashfold, Headington Rye, Oxford Montessori, Emmanuel Christian, Magdalen College, New College and Oxford Sixth Form.



Distances

- Thame 5.6 miles
- Bicester 12.6 miles
- Aylesbury 13.6 miles
- Oxford 14.3 miles
- London Heathrow Airport 40.8 miles
- Central London 50.8 miles

Nearby Stations

- Haddenham & Thame Parkway

Key Locations

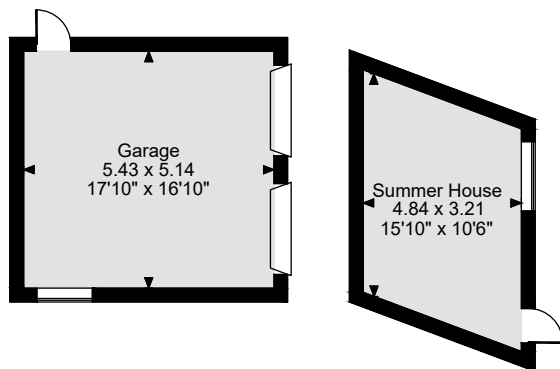
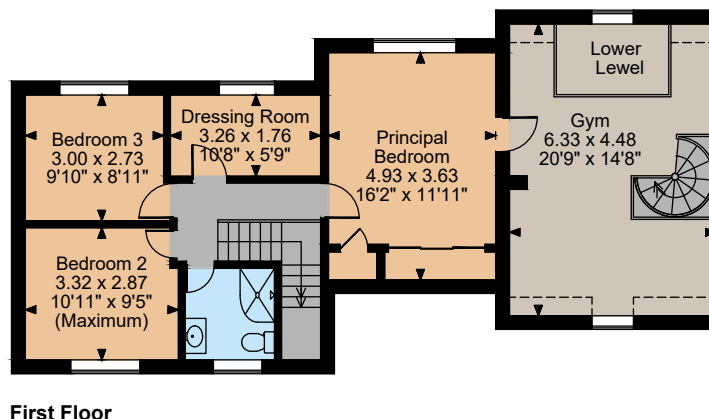
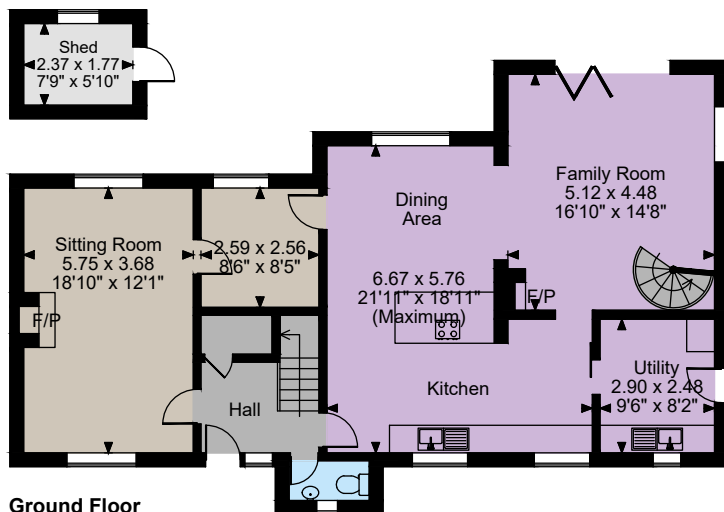
- Oxfordshire Golf Hotel & Spa
- Le Manoir aux Quat' Saisons
- Bernwood Forest
- RSPB Otmoor
- Chilterns National Landscape

Nearby Schools

- Ickford School
- Chilworth House School

- Oakley CofE Combined School
- Great Milton CofE Primary School
- Brill CofE School
- Long Crendon School
- Wheatley Park School
- Lord Williams's School
- Little Milton CofE Primary School
- Ashfold School

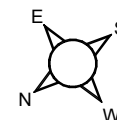




The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8628532/SS



Floorplans

House internal area 1,910 sq ft (178 sq m)
Garage internal area 300 sq ft (28 sq m)
Shed/summer house internal area 223 sq ft (21 sq m)
Total internal area 2,433 sq ft (226 sq m)
For identification purposes only.

Directions

HP18 9HZ

///continued.names.inform

General

Local Authority: Aylesbury Vale

Services: Oil fired central heating, mains water, electricity and drainage

Council Tax: Band G

EPC Rating: E

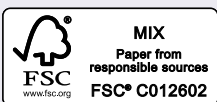
IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken November 2024. Particulars prepared November 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Oxford

Anchor House, 269 Banbury Road OX2 7LL

01865 366660

oxford@struttandparker.com
struttandparker.com



@struttandparker

For the finer things in property.

