



ST JULIANS
ICKFORD BUCKINGHAMSHIRE



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SHELDON ROAD ICKFORD
BUCKINGHAMSHIRE

A CHARMING DETACHED TWO
DOUBLE BEDROOM COTTAGE
LOCATED IN A TOP DRAW RURAL
VILLAGE

GUIDE PRICE £550,000



The Property

This charming 17th century cottage is simply gorgeous and has been updated and improved by the current owners.

There is a wealth of character throughout including an inglenook fireplace perfect for those chilly evenings, painted beams and latch and brace doors.

The accommodation flows beautifully and is light and spacious.

The front porch allows access to the lovely sitting/dining room. Attractive painted ceiling beams and the open fireplace make this space cosy and welcoming. From here the inner hallway leads to the downstairs recently appointed bathroom and the lovely kitchen. Fitted with an extensive range of painted shaker style units complimented with granite worktops and integrated appliances. A stable door out to the side courtyard area is great for those hot summers days.

To the first floor are two super double bedrooms. The principal of which has a lovely ensuite shower room and both enjoy fitted wardrobes. The landing must be mentioned as there is plenty of room for a study area or somewhere to simply enjoy reading a book and relaxing.

Outside

A completely private outside space.

There is driveway parking for several motor vehicles and access to the garage.



The front garden is partly laid to lawn with mature established borders. To the side/rear garden which is partly walled is an attractive paved low maintenance courtyard which wraps around the cottage and as such is perfect for entertaining on a hot balmy evening.

This cottage has so much to offer, History, with the Barley Twist chimney and being around 400 years old, Charm, Privacy, and last but not least LOCATION.

Location

A highly regarded village with a top draw local primary school which is high on the National Leagues Tables. Also grammar school catchment. There is a great village Inn, a village shop and post office, The Train station in nearby-Haddenham has direct trains into London Marylebone. The market town of Thame is also close with further shops, facilities, and the renowned Lord Williams secondary school. The M40 is within easy travelling distance for access to London, Birmingham.

Post code for SatNav: HP18 9HT

Mortgage

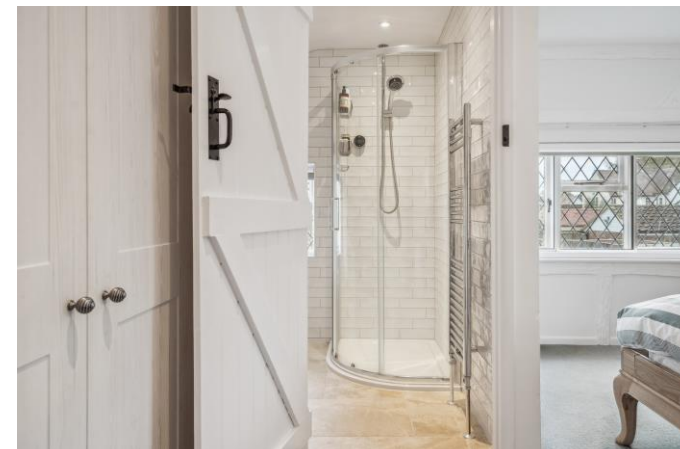
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

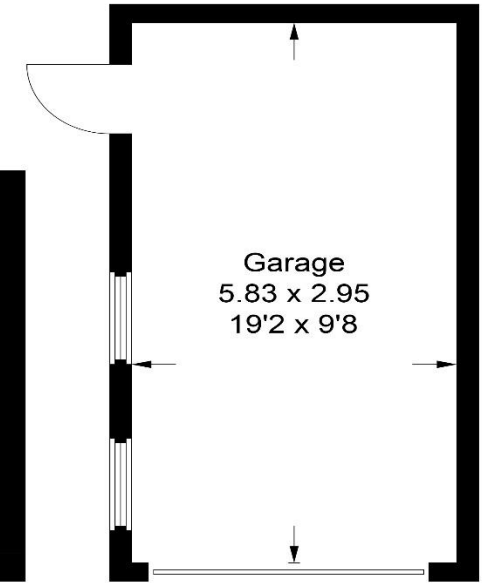
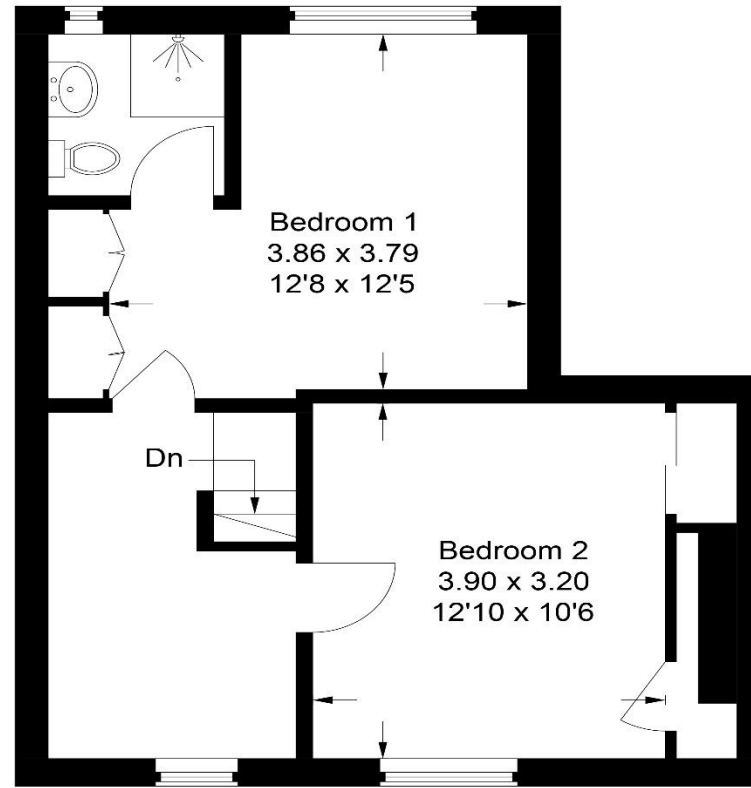
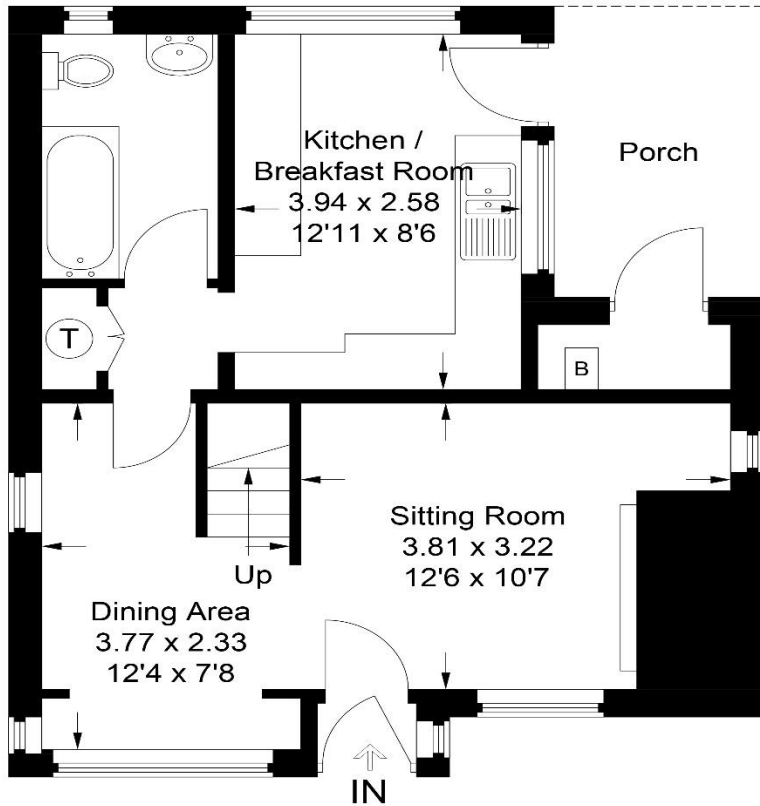


Additional Information

- **Council Tax Band** - E
- **EPC Rating** – F
- **Services** – Mains electricity, water, drainage and oil fired central heating
- **Local Authority** – Buckinghamshire County Council
- **Tenure** - FREEHOLD

Ref: TH/3336





(Not Shown In Actual Location / Orientation)

St. Julian 39 Sheldon Road

Approximate Gross Internal Area
101.0 sq m / 1,088 sq ft
(Including Garage)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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