



The Turn, 41 Sheldon Road, Ickford - HP18 9HT

Guide Price £525,000

 **TIM RUSS**
& Company



The Turn, 41 Sheldon Road

Ickford, Aylesbury

- AN INTERESTING AND QUIRKY DETACHED COTTAGE
- THREE/ FOUR BEDROOMS AND TWO BATHROOMS
- NO ONWARD CHAIN
- HIGHLY REGARDED VILLAGE
- PRIVATE COTTAGE GARDEN
- LARGE GARAGE WITH DRIVEWAY PARKING FOR A NUMBER OF MOTOR VEHICLES
- SITTING ROOM WITH WOOD BURNING STOVE
- TWO/THREE FURTHER RECEPTION ROOMS



The Turn, 41 Sheldon Road

Ickford, Aylesbury

This charming detached cottage is both interesting and quirky and has so much to offer. Charm, space and flexible accommodation.

The entrance hall leads to centre of the cottage. The sitting room is charming and light floods in from the three windows. The fireplace has an attractive wood burning stove. From here there is access to both the dining room and the kitchen. The kitchen is fitted with a range of units with an oven and hob. A back door goes through to the conservatory. A stunning vaulted breakfast room/study is situated directly adjacent to the kitchen. There is also a large downstairs bedroom/further reception space, and a downstairs shower room concludes the ground floor. To the first floor are three bedrooms and a family bathroom.

Outside

The double five bar gate leads to the driveway, with parking for several motor vehicles and there is also a large garage which has power and light. To the rear of the cottage is a conservatory which allows access to the pretty cottage garden. Filled with mature shrubs . To the other side of the cottage is a further storage area and the oil tank.

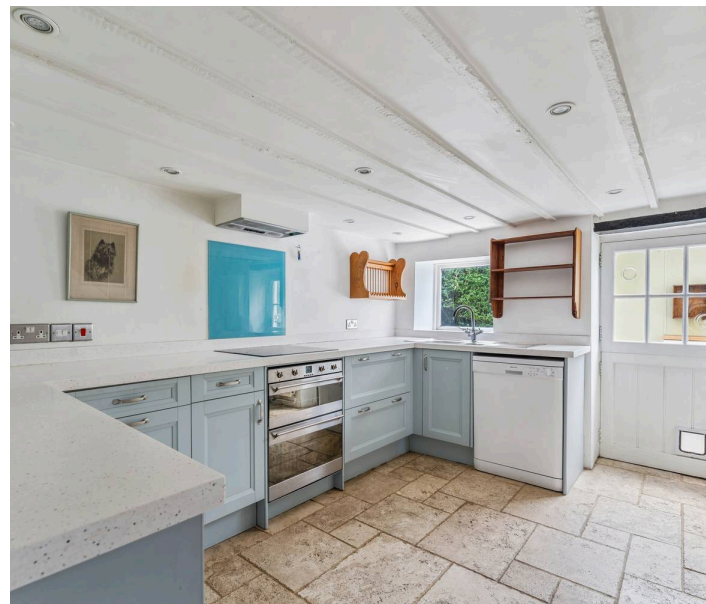
This cottage is lovely and has so much potential.

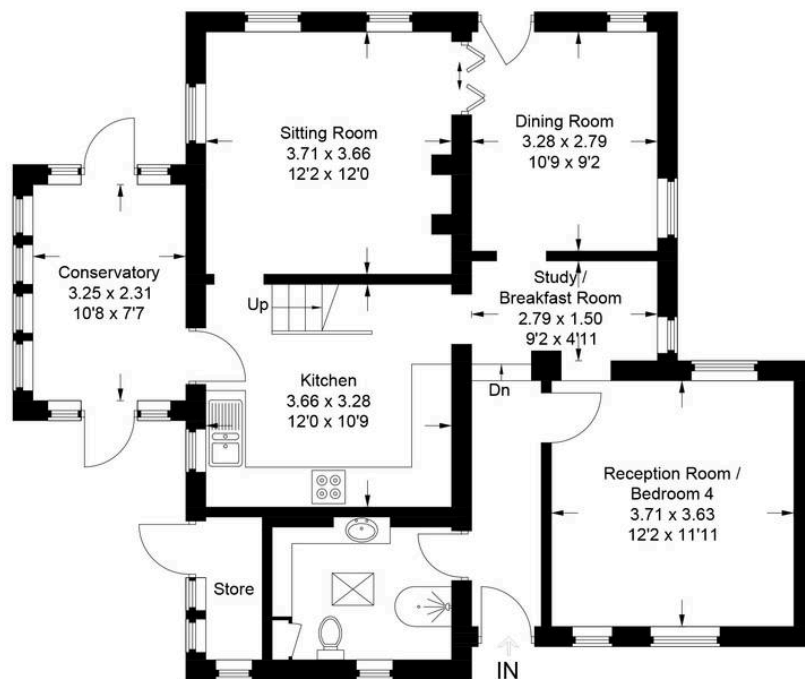
Council Tax band: F

Tenure: Freehold

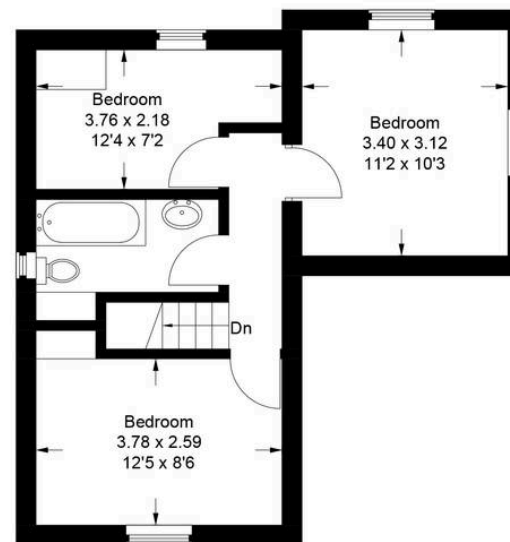
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

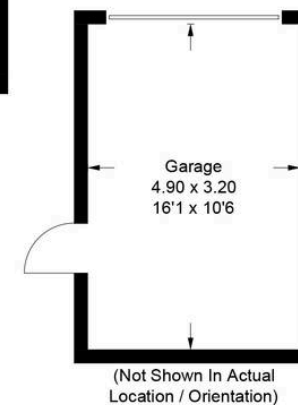




Ground Floor



First Floor



The Turn, 41 Sheldon Road

Approximate Gross Internal Area
 Ground Floor = 76.9 sq m / 828 sq ft
 First Floor = 37.9 sq m / 408 sq ft
 External Store = 1.9 sq m / 20 sq ft
 Garage = 15.7 sq m / 169 sq ft
 Total = 132.4 sq m / 1,425 sq ft

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.

© CJ Property Marketing Ltd Produced for Tim Russ & Company



Tim Russ and Company

Tim Russ & Co, 112 High Street - OX9 3DZ

01844 217722 • thame@timruss.co.uk • timruss.co.uk/

