



Prospect House, Poplar Way, Ickford - HP18 9GQ

In Excess of £750,000





## Prospect House, Poplar Way

Ickford, Buckinghamshire

- WONDERFUL DETACHED FAMILY HOME
- INTERIOR DESIGNER ENHANCEMENTS THROUGHOUT
- SPACIOUS SITTING ROOM & SEPARATE OFFICE/GAMES ROOM
- SUPERB KITCHEN/DINING ROOM & SNUG
- FOUR DOUBLE BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- BEAUTIFUL PRIVATE LANDSCAPED WALLED GARDEN TO REAR
- BUILT IN 2023 BY MULTI AWARD WINNING DEANFIELD HOMES
- LARGE GARAGE AND DRIVEWAY
- SOUGHT AFTER VILLAGE LOCATION



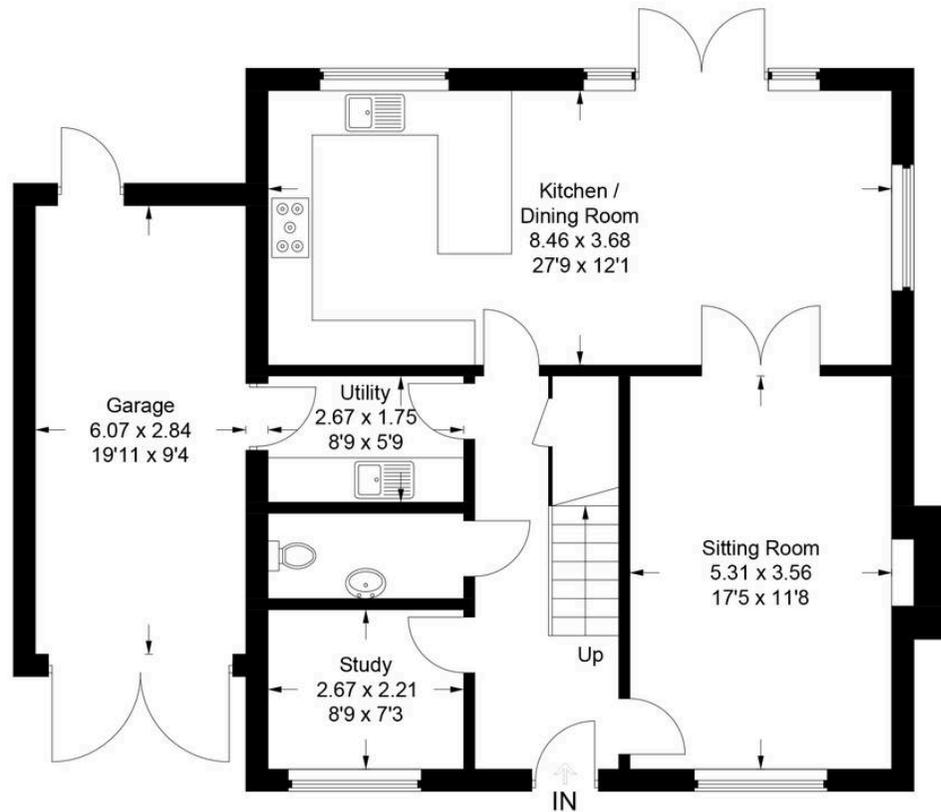
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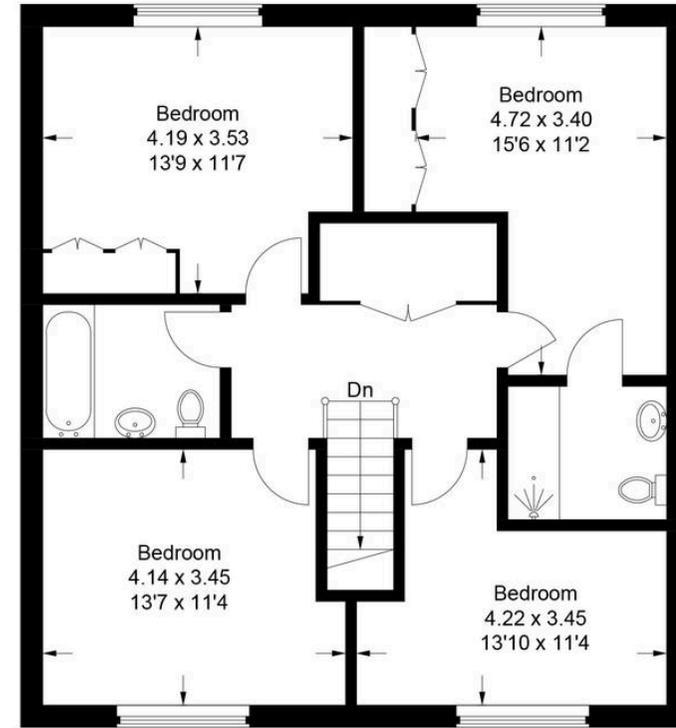
Nestled in the sought after and well connected village of Ickford, this wonderful 4 double-bedroom detached family home offers an exquisite living experience. The interior designer enhancements throughout elevate the property. Boasting a spacious sitting room, a separate office/games room for work or play, and a superb kitchen/dining room and snug, this four double bedroom home provides ample space for family and guests. The master bedroom features an en-suite for added comfort. Built in 2023 by Deanfield Homes, this home exudes quality craftsmanship. Outside, a beautiful private landscaped walled garden awaits, offering a tranquil retreat with a patio, trees, and dining/entertaining areas. A large garage and driveway complete this exceptional property.

Step outside to discover the exceptional outdoor space of this residence, where the beauty of the walled garden to the rear is a true gem. Perfect for morning coffees or evening gatherings, this area provides a peaceful sanctuary. The large garage and driveway offer convenience and ample parking. Embrace a lifestyle of comfort and luxury in this meticulously maintained home, where every detail has been thoughtfully designed for modern living. This beautiful home comes with the assurance of a 10 NHBC warranty. Council Tax band: TBD Tenure: Freehold EPC: C





**Ground Floor**



**First Floor**

## Prospect House, No.30

Approximate Gross Internal Area  
 Ground Floor = 97.3 sq m / 1,047 sq ft  
 (Including Garage)  
 First Floor = 77.3 sq m / 832 sq ft  
 Total = 174.6 sq m / 1,879 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.

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## Tim Russ and Company

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