



The Cottage Ickford Road, Shabbington - HP18 9HN

Guide Price £895,000

 **TIM RUSS**
& Company



The Cottage Ickford Road

Shabbington, BUCKINGHAMSHIRE

- A BEAUTIFULLY PRESENTED PERIOD DETACHED HOME WITH STUNNING VIEWS
- THE SITTING ROOM HAS A LOVELY WOODBURNING STOVE PERFECT FOR CHILLY EVENINGS
- THE KITCHEN/DINING SPACE IS BOTH LIGHT AND SPACIOUS AND ALSO ENJOYS GLORIOUS VIEWS OVER THE GARDEN
- THERE IS ALSO A SUBSTANTIAL FAMILY ROOM WITH ACCESS ONCE AGAIN ONTO THE GARDEN
- THE FIRST FLOOR WILL NOT DISAPPOINT. THE PRINCIPAL BEDROOM HAS A RANGE OF FITTED WARDROBES AND A JULIET BALCONY WITH BEAUTIFUL VIEWS. COMPLETE WITH ENSUITE SHOWER ROOM.
- THERE ARE TWO FURTHER DOUBLE BEDROOMS BOTH WITH WARDROBES AND A FAMILY BATHROOM
- OUTSIDE OFFERS A LARGE AREA FOR PARKING A NUMBER OF MOTOR VEHICLES . GARAGE WORKSHOP WITH HOME OFFICE ABOVE
- THE GARDEN IS MAINLY LAID TO LAWN WITH ATTRACTIVE TERRACED AND DECKED AREAS PERFECT FOR ENTERTAINING AND JUST WATCHING THE AMAZING SUNSETS



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Step into this beautifully presented period detached home, where character features blend effortlessly with modern comfort. The welcoming sitting room is centred around a charming woodburning stove, creating a warm and cosy atmosphere. To the rear, a bright and spacious kitchen/dining room is filled with natural light from large windows, offering lovely views and an ideal setting for both entertaining and day-to-day living. A generous family room provides additional living space and opens directly onto the garden, enhancing the sense of flow across the ground floor.

On the first floor, the principal bedroom serves as a relaxing retreat, complete with fitted wardrobes, a Juliet balcony with attractive outlooks, and a contemporary ensuite shower room. Two further double bedrooms, each with fitted wardrobes, offer flexible accommodation, while a modern family bathroom completes the layout.

Outside, the property enjoys a well-kept garden, perfect for outdoor entertaining or quiet enjoyment. There is also the benefit of driveway parking for several motor vehicles a large garage with workshop and a large home office above.

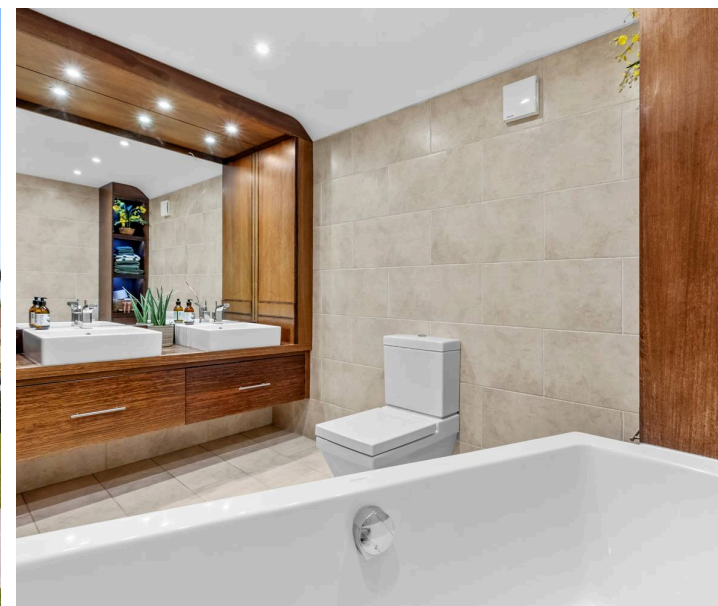
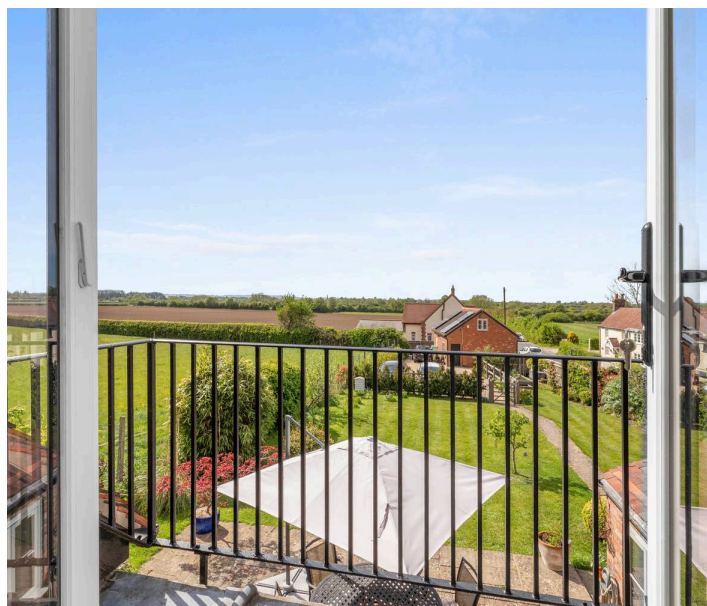
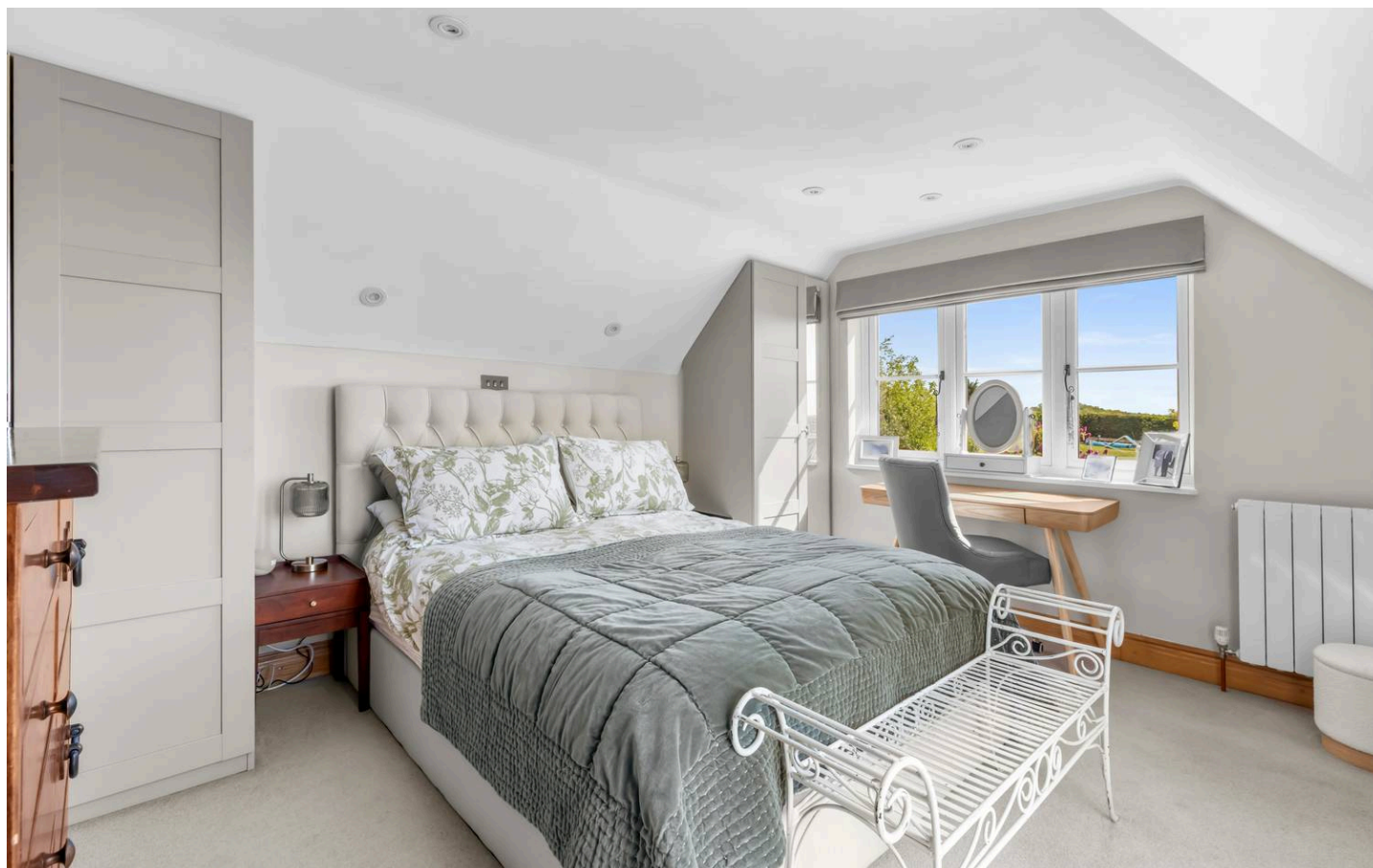
Well maintained throughout, this property offers a wonderful combination of space, light, and thoughtful design—ideal for modern family living..

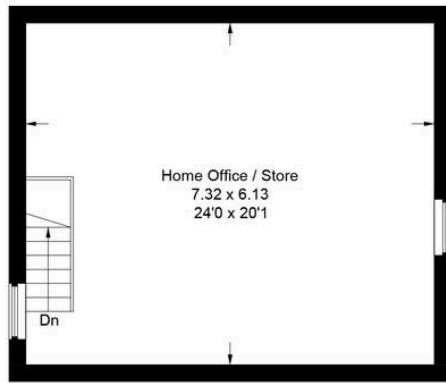
Council Tax band: E

Tenure: Freehold

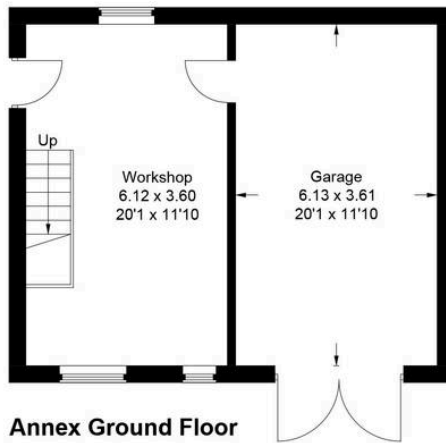
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



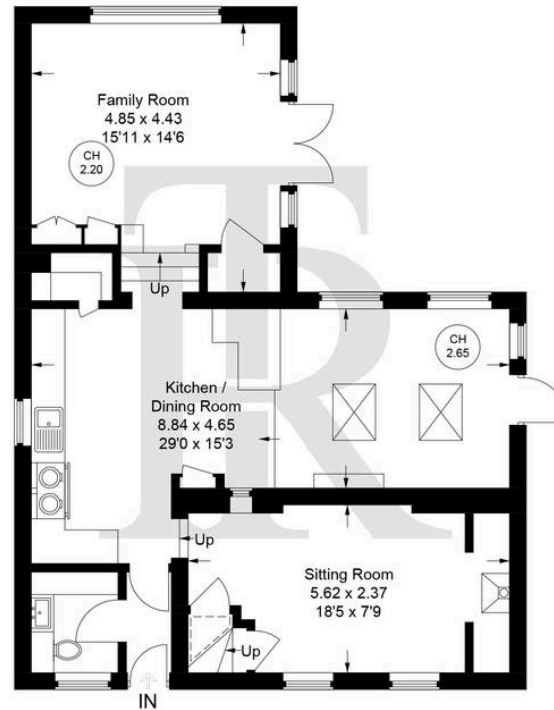


Annex First Floor

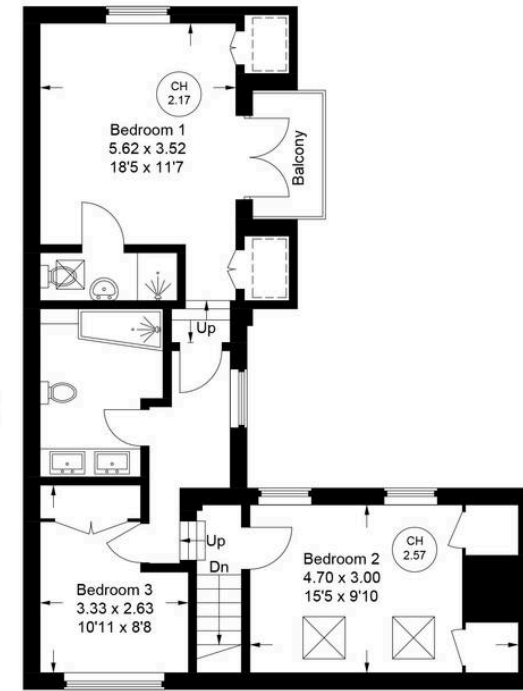


Annex Ground Floor

CH 2.65 = Ceiling Height [Dashed Box] = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

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Approximate Gross Internal Area
 Ground Floor = 78.7 sq m / 847 sq ft
 First Floor = 57.7 sq m / 621 sq ft
 Annex Ground Floor = 45.3 sq m / 488 sq ft
 Annex First Floor = 44.5 sq m / 479 sq ft
 Total = 226.2 sq m / 2435 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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

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

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