



Worminghall Road, Ickford - HP18 9JD

Guide Price £999,950

TR TIM RUSS
& Company



Worminghall Road

Ickford, Buckinghamshire

- A truly characterful country home combining period charm, flexible accommodation, a superb private garden and separate annexe in an enviable village setting.
- Quintessential period cottage – Not listed, dating from the mid-19th century with sympathetic additions in the 1920's and 2006
- Beautifully presented with an abundance of period features including exposed beams, inglenook fireplaces & flagstone flooring
- Highly regarded village setting – Ideally positioned within a short walk of the popular Rising Sun pub, with beautiful countryside walks towards Worminghall and Waterperry.
- Three well proportioned bedrooms
- The principal bedroom accompanied by a luxurious boutique-style en-suite with a freestanding 'Ashton Bentley' roll-top bath and walk-in shower.
- A wonderfully secluded, east-facing garden with established herbaceous borders, colourful seasonal planting, mature cherry and crab apple trees, plus a timber pergola providing idyllic entertainment
- Separate two-storey annexe – A versatile timber-clad annexe offering excellent potential for multi-generational living, guests or holiday letting, subject to the necessary permissions



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A charming mid-19th-century thatched English country cottage, sympathetically extended and beautifully presented throughout. Rich in period character, the property features exposed beams, inglenook fireplaces and flagstone floors, alongside light-filled, versatile living spaces.

Set within a highly sought-after village, the cottage is a short walk from the popular 'Rising Sun' pub, with beautiful countryside walks towards Worminghall and Waterperry nearby.

The accommodation includes a welcoming reception hall, elegant dining space with impressive glazed roof, country-style kitchen, garden-facing sitting room and cosy snug with wood-burning stove. Upstairs are three bedrooms, including a superb principal suite with vaulted ceiling, freestanding roll-top bath and walk-in shower, plus a family bathroom.

Outside, a wide gravel drive leads to a private frontage, while the beautiful East-facing rear garden provides a wonderfully secluded setting, with mature trees, colourful planting and a timber pergola ideal for outdoor entertaining. There are also two brick-built sheds and a timber garden room with power and light.

A separate two-storey annexe provides valuable additional accommodation, comprising kitchen, sitting room, shower room and bedroom with Juliet balcony, offering excellent potential for guests, multi-generational living or holiday letting, subject to the necessary permissions.





First Floor

Approximate Gross Internal Area
Ground Floor = 83.9 sq m / 903 sq ft
First Floor = 69.1 sq m / 744 sq ft
Outbuildings = 78.5 sq m / 845 sq ft
Total = 231.5 sq m / 2492 sq ft

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

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