





MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Worminghall Road Ickford

A fabulous and well proportioned three double bedroom detached bungalow with driveway parking and garage, recently extended to provide a show-stopping kitchen/dining room overlooking the extensive private garden in the heart of this popular Buckinghamshire village. Offered with NO ONWARD CHAIN.

Accommodation summary: Entrance hall, kitchen/dining room, living room, three double bedrooms, family bathroom, shower room, utility room, guest cloakroom, garage, terrace, garden and driveway parking.

SITUATION

Ickford is a popular Buckinghamshire village conveniently situated approximately five miles from Thame. The village has a thriving community and benefits from a highly regarded primary school, post office/village shop, village hall with tennis court, public house and church. Ickford is surrounded by splendid countryside with an extensive network of footpaths and bridleways. A more comprehensive range of amenities can be found in either Thame or Oxford. For the commuter the M40 motorway is within convenient driving distance and there is a main line station at Haddenham and Thame parkway providing a regular service to London Marylebone station. Buckinghamshire is particularly renowned for its state and private education.

DESCRIPTION

Located in the heart of Ickford is this spacious and thoughtfully extended bungalow providing enviable accommodation on a generously sized plot.

The property offers an entrance hall off which can be found a light & bright reception room with French doors leading onto the terrace. To the rear of the property there is a fantastic dual aspect open plan contemporary kitchen/dining room with vaulted ceiling, matching range of quality fitted kitchen units, central island & bi fold doors opening onto the terrace and out onto the garden. There are also three good size double bedrooms, two of which are dual aspect, a family bathroom with corner bath and separate shower room. The property further benefits from a generously sized utility room/boot room, guest cloakroom and integral garage.

To the rear of the property, there is a fabulous wrap around slate terrace, perfect for al fresco dining overlooking the

spectacular garden. The garden is enclosed and is predominantly laid to lawn with a central path leading to the lower garden, home to the summerhouse and raised vegetable garden. To the front of the house there is gated gravel driveway providing ample off street parking and access to the integral garage.

The property offers spacious accommodation with the opportunity to extend subject to the necessary planning permissions

SERVICES Oil fired central heating, water and electricity connected.

LOCAL AUTHORITY Aylesbury Vale District Council
TAX BAND F

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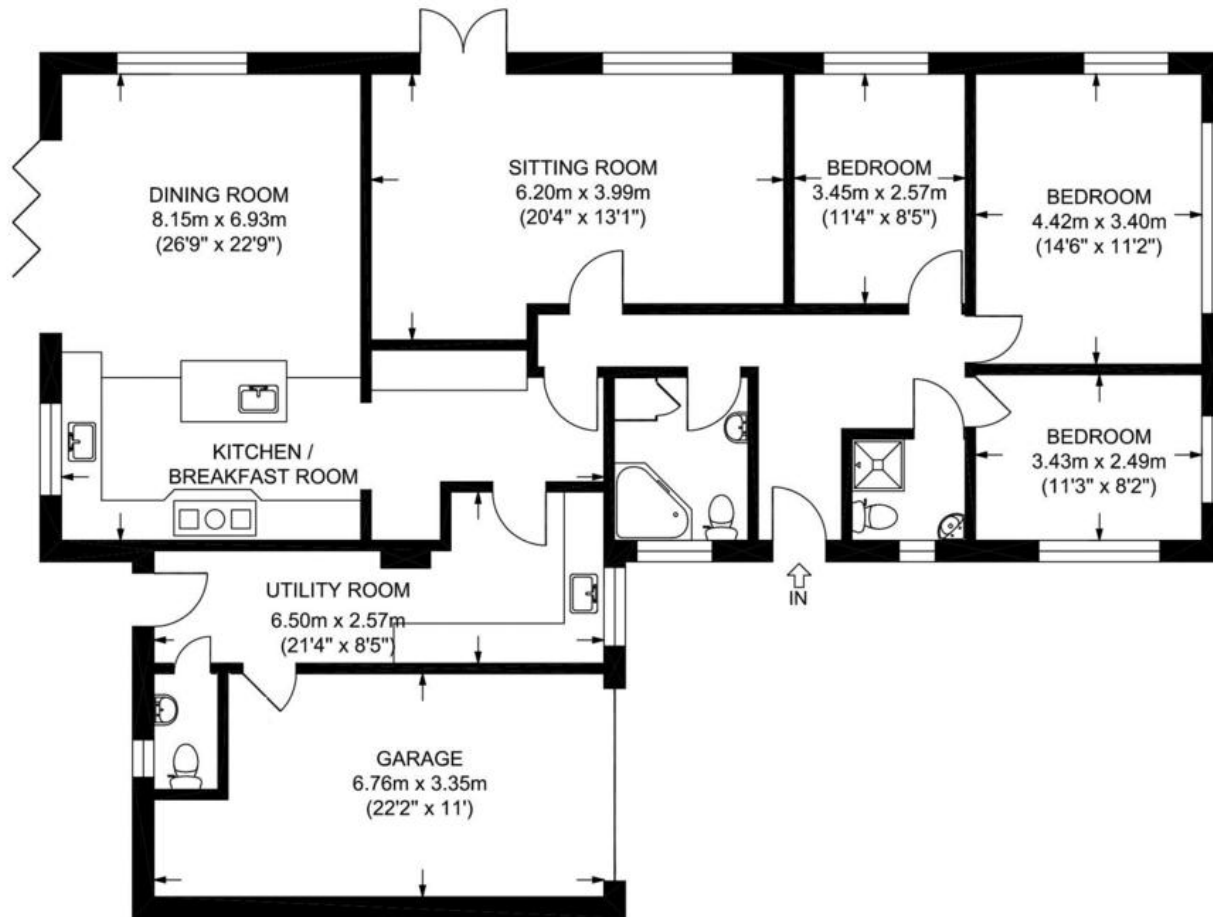
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APPROX. GROSS INTERNAL FLOOR AREA 1688 SQ FT / 157 SQ M



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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