



Chestnut Lodge, 2 Church Road  
Ickford, Buckinghamshire,  
HP18 9HZ

Guide Price £1,295,000

**RB** REASTON BROWN

**A Rarely Available, Beautiful Architectural Designed Six Bedroomed Detached Property, Situated in the beautiful village of Ickford, Buckinghamshire, Three Bathroom/Shower, Three Reception Rooms, Double Garage, Heated Swimming Pool Surrounded By Beautiful Indian Sandstone Providing Ample Dining And Entertaining Opportunities. A Beautiful Rear Garden With Landscaped Flowerbeds And Pergola.**

Upon entering Chestnut Lodge, you are welcomed by a spacious entrance hall that sets the ambiance for the entire property. This home boasts a tasteful, seamless white resin poured floor to entire ground floor complimenting a sleek black gloss kitchen with sophisticated white Corian worktops. The kitchen is equipped with high-quality appliances, including an integrated fridge freezer, Neff dishwasher, double slide & hide oven, and an induction hob with a concealed extractor fan. A moulded large Corian sink with instant hot water, filtered cold, waste disposal. From the kitchen, you can enjoy a lovely view of the picturesque garden. An archway leads you to a light and bright living room, where there is a charming log burner, surrounded by exposed bricks and an elegant oak beam. The orangery, with its glorious glass roof, bathes abundant of natural light, creating an atmosphere of serenity and tranquillity, with Italian natural porcelain flooring and under floor heating, this is completed with bi-fold doors. The lower floor features a charming front-facing bedroom. This floor is completed with an elegantly decorated cloakroom. The annexe can be accessed via a door through the kitchen or external rear door. The annexe is open planned, with a bedroom, a hallway with built-in storage, and a bathroom with a bath and an overhead shower, with a rear aspect view. The main house upper floor gives access to the master bedroom, which is light and bright with a neutral decor and a front aspect view, it offers fitted wardrobes with hanging rails and a tastefully decorated ensuite bathroom, recently installed. Additionally, there are three more bedrooms on this floor, all adorned in neutral decor. Completing this floor is a newly fitted family bathroom, including a rainfall showerhead, a bath, silver furnishings, powder grey porcelain Italian tiles, and a vanity unit. The property offers convenient wraparound access, with a shingle path that guides you to beautifully landscaped flowerbeds, adorned with mature plants. The garden elegantly bordered by railway sleepers. The patio gracefully encircles a large, heated swimming pool, inviting you to unwind and immerse yourself. Adding to the outdoor space, is a summer house and a pergola seating area. Additionally, a shed provides ample storage. The front garden is generously spacious, featuring a gravel driveway with a gated entrance and a double garage. It has an EPC rating of E and falls under Council Tax category G.

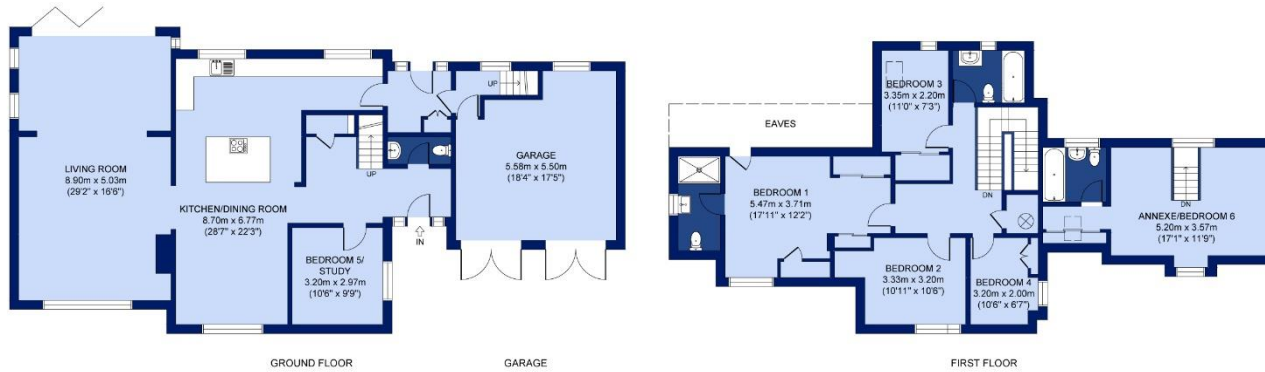
### Situation

**Ickford** is a highly sought after village which is in catchment for the Buckinghamshire grammar school system and the property is well located for access to the Oxford schools. The local primary school is in the top twenty on the National League Tables. There is also a village shop and post office, church, village inn, village hall, tennis court and a recreation ground. Haddenham and Thame Parkway station on the Chiltern line in nearby Haddenham provides a mainline link to London Marylebone (fastest journey time 34 minutes). The market town of Thame is also nearby with further shops, facilities and the renowned Lord Williams secondary school. The M40, is nearby with access to Heathrow and London to the South and Bicester, Banbury and Birmingham to the North. For those wishing to enjoy the immediate surroundings, there are countryside walks along nearby footpaths and bridle ways.

*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.*







APPROX. GROSS INTERNAL FLOOR AREA 2641 SQ FT / 245 SQ M  
CHESTNUT LODGE, 2 CHURCH ROAD, ICKFORD, HP18 9HZ

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



*Viewing is Strictly by Appointment through Reaston Brown*

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