



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

41 Bridge Road, Ickford, Buckinghamshire, HP18 9HU



## ICKFORD

41 Bridge Road is a fabulous opportunity to buy a 'blank canvas' in a highly desirable location and create a family home that's just right for you.

Ickford is a sought after village sitting in lovely countryside, just 5 miles from the popular market town of Thame. The primary school in Ickford (rated outstanding) is a huge draw to local families and for commuters, fast trains from Haddenham and Thame Parkway will take you into Marylebone in just over half an hour. The village also includes a popular public House, general village store, post office, village hall with tennis court and church.

**Bedrooms 2 | Bathrooms 2 | Receptions 1 | EPC E**



## 41 BRIDGE ROAD

Bridge Road is a residential lane leading into Ickford village, over farmland and the bridges that give the road its name. The property itself is nicely set back from the road, with a very large front lawn and gravelled driveway. This front garden offers the chance to create multiple off street parking spaces, while still retaining some attractive green space as you approach. The house is in need of full renovation but offers the chance to create a superb home in a great location.

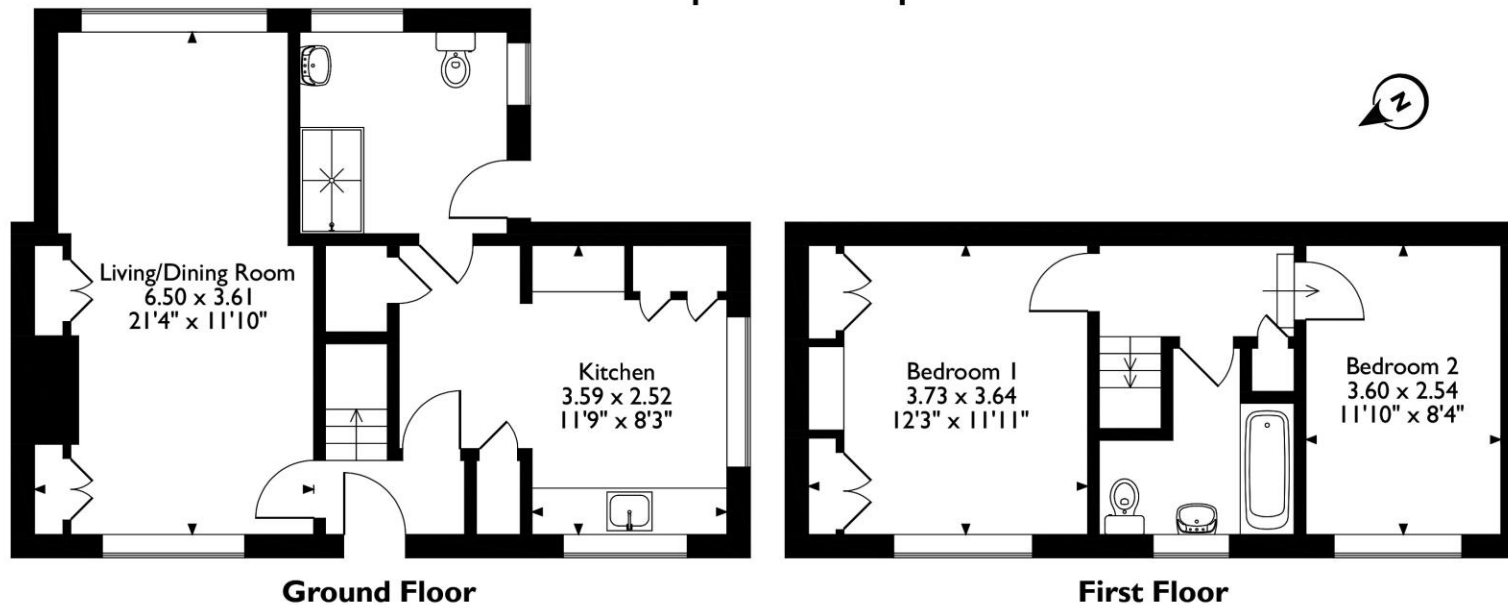
Upon entering the property, the kitchen is to the right and is serviceable and a good size. There is a large and long living room/dining room to the left which runs the full depth of the property and looks out over the lovely garden. The ground floor is also home to a fully accessible shower room in the rear extension.

Upstairs, there are two good sized, nicely square double bedrooms and a bathroom in between - which would benefit from some updating.

It's outside that the cottage shows its true colours and full potential - the back garden is large and when you look at the rear of the property, it's clear there is scope to extend in a variety of different ways. Looking at neighbouring homes, there is certainly a precedent for a double storey extension, adding valuable bedroom space upstairs. The ground floor could also be enlarged without eating into the generous garden and there is also space for a side return. All subject to planning permission, but there's certainly opportunity for increasing the footprint and turning this property into something really rather special.



41 Bridge Road, Ickford, Aylesbury  
 Approximate Gross Internal Area  
 83 Sq M/893 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		43	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

**SERVICES**

Oil fired central heating, mains water and mains drainage.

COUNCIL TAX BAND: E

Buckinghamshire County Council

**VIEWINGS STRICTLY BY APPOINTMENT THROUGH MORGAN & ASSOCIATES**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

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