



St Julian 39 Sheldon Road,
Ickford, Buckinghamshire, HP18 9HT

Guide Price £550,000

RB REASTON BROWN

A Characterful 400 Year Old Two Bedroom Cottage With A Barley Twist Chimney And Leaded Windows Throughout, Garage Plus Parking For Several Cars, In A Sought After Village With A Great Village Community.

St Julian is a historic 400-year-old cottage located in the heart of the Buckinghamshire village of Ickford. Entering the cosy kitchen through a stable door, you'll find a tiled floor with exposed beams and a window overlooking the side courtyard garden. The kitchen, newly fitted in 2023, features base units, an induction hob, a built-in oven and microwave, and a Bosch integrated fridge freezer. The sage-colored cabinetry, stone floor, and magna worktop create a light and bright space. The bathroom features a newly fitted bath with a power shower, finished with high-end, luxury neutral tiles and stone floor tiles. A window enhances the space, making it bright and light. The dining area and sitting room with a wealth of beams and character features including a lovely inglenook fireplace, fully working, for those cold, wintery nights. There is a front porch to the front of the house and stairs leading upwards to two the cosy bedrooms. The bedroom to the front is a double with fitted cupboards, the Landing /Office is large enough for a desk and would make a great space for working. The master bedroom boasts dual aspect windows and a newly fitted ensuite shower room, creating a lovely bright and airy feel that is unusual for a property of this age. It also benefits from built-in wardrobes. St Julian gives you the chance to own a piece of history but to also have a character home in a fantastic village. The outside of this property has beams and a Barley Twist chimney. The garden has mature planting of shrubs and lawn to the front, a driveway parking for several cars and a garage which has a workshop at one end and electric. With log storage and a useful shed behind tucked away. The rear garden is laid mainly to shingle and patio creating a neat and serviceable garden, low maintenance, with plenty of pots and some raised beds to give it colour and foliage throughout the year, with trees for shade and interest. New electric throughout EPC: F Council Tax: E

Situation

Ickford is a highly sought-after village which is in the catchment area for the grammar school and the local primary school which is high on the National League Tables. There is also a village shop and post office, church, village inn, village hall, tennis courts and a recreation ground. The Train Station in nearby Haddenham has direct trains into London Marylebone (fastest journey time 37 minutes). The market town of Thame is also nearby with further shops, facilities, and the renowned Lord Williams secondary school. Extensive amenities can be found in Oxford and Aylesbury. The M40 is within easy travelling distance for access to London, Birmingham, and the Northern networks.

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 1088 SQ FT / 101 SQ M
39 SHELDON ROAD

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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