



5 Poplar Way  
Ickford  
Buckinghamshire, HP18 9GQ

To Let £2950pcm

**RB** REASTON BROWN

## A Stunning Four Bedroom Detached Home With Two En-Suite Bedrooms, Beautiful Large Kitchen Diner, Utility, Sitting Room With Log Burner, Family Room, Enclosed Rear Garden, Integral Garage With Electric Vehicle Charging Point.

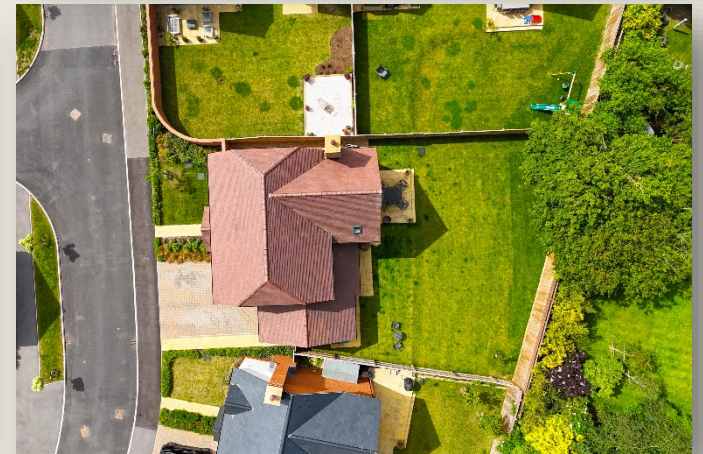
Built by the award-winning Deanfield Homes, this stunning 4-bedroom detached family home showcases exceptional attention to detail and a true passion for quality. As you enter 5 Poplar Way, you are welcomed into versatile living spaces throughout the ground floor. The beautiful kitchen is fully equipped with contemporary shaker-style wall and floor cabinets, Silestone work surfaces, upstand splashback, and built-in oven, microwave, and dishwasher along with an American style fridge freezer. The kitchen/diner features French doors leading out to the garden, enhancing the indoor-outdoor living experience. There is also a door from the kitchen providing direct access to the integral garage. The sitting room includes a fireplace with a log-burning stove and French doors opening directly to the garden. Additionally, there is a separate family room, a utility room with space for a washing machine and tumble dryer, and a cloakroom. Underfloor heating ensures comfort and convenience throughout the ground floor. Upstairs, both the master and second bedrooms come with built-in wardrobes and en-suites. Each en-suite is fitted with a thermostatic shower, Amtico flooring, ceramic wall tiling, wall mirror, and a heated chrome towel rail. The remaining two bedrooms offer ample space and share a well-appointed family bathroom. Externally, the property boasts a front garden and a fully enclosed rear garden with gate access to the front. The rear patio is equipped with an electrical point, perfect for outdoor entertaining. The integral garage electric vehicle charging point. Driveway parking for two vehicles. Additionally, ultra-fast fibre broadband is available, catering to modern connectivity needs. Neutrally decorated throughout with calor gas to radiators upstairs.

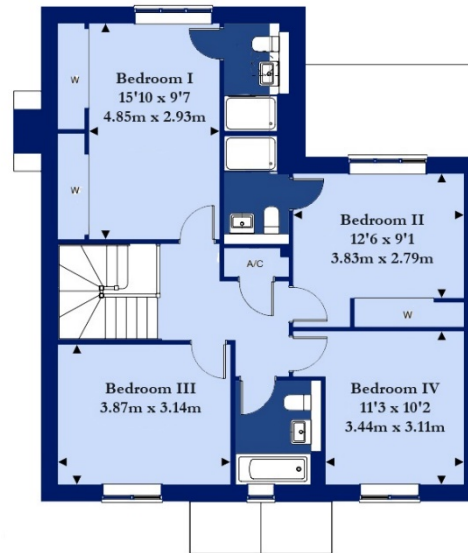
EPC :- C Council Tax band :- G

### 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.







Approx. Gross Internal Floor Area 2040 Sq Ft (189.48 Sq M) inc Garage

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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.



Holding Deposit 1 week's rent (calculated as monthly rent x 12 ÷ 52)

Rent in advance = One Month's Rent

Deposit 5 week's rent (calculated as monthly rent x 12 ÷ 52 x 5)

*If you withdraw, provide misleading information on you pre application form or withhold/ delay the referencing process you may forfeit your holding deposit*

*Viewing is Strictly by Appointment through Reaston Brown*

**www.reastonbrown.co.uk Email: sales@reastonbrown.co.uk**

94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626

2-4 Windmill Road, Headington, Oxford, OX3 7BU Tel : +44(0) 1865 308855

119-121 Park Lane . London . W1K 7AG. Tel : +44(0) 207 079 1589

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