



The Old Bakehouse,  
Ickford,  
Buckinghamshire, HP18 9JB

Guide Price £1,130,000

**RB** REASTON BROWN

## A characterful Grade II listed detached property in the popular village of Ickford, situated in approximately 0.35 acres with a substantial period barn.

The Old Bakehouse is a beautiful Grade II listed village home which seamlessly blends 18th-century charm with contemporary living. Nestled within approximately 0.35 acres of magnificent gardens, this detached property also has a substantial period barn with incredible conversion potential. The original front door to the cottage is accessed via a picturesque lavender-edged path from the village. To the rear, there is ample parking approached via double wooden gates onto a gravel drive, with access to the house via a large entrance hall with stone tile flooring. The open plan kitchen/dining room is a standout feature, with high vaulted ceilings, exposed beams and plenty of natural light. The kitchen features bespoke wooden cabinets with granite worktops, integrated dishwasher, American fridge freezer, wine cooler and an electric Aga. There is also a separate electric oven with hob. The kitchen doors open out onto a large patio perfect for alfresco dining. Underfloor heating runs throughout the modern ground floor extension, which also accommodates a walk-in pantry, cloakroom and utility room with plentiful storage. The original cottage has parquet flooring in both reception rooms, with the central sitting room (previously serving as the village post office) benefitting from an inglenook fireplace with log burner and a door to the garden. The second reception room (the former village bakery) still houses the original bread oven and working fireplace. On the ground floor, there is also a double office behind the kitchen, and a lovely triple-aspect bedroom with built-in storage and direct access to the garden. On the first floor there are three generous bedrooms. The double-aspect master bedroom is superb and has a large en-suite shower room. There is also a beautifully re-fitted family bathroom serving the other bedrooms. Outside, mature planting including lavender, rosemary, roses and wisteria complements the white stone and brickwork exterior. The main formal gardens extend to approximately 160 feet. A yew hedge divides the space, creating a small orchard with fruit trees including damson, apples, plums and pears. The substantial period barn, measuring 32' x 13', offers wonderful potential for further accommodation, making The Old Bakehouse a truly unique and desirable home.

EPC: N/A Council Tax: G Underfloor heating in entrance hallway and kitchen / dining room

## Situation

**Ickford** is a very popular village in the catchment area for grammar schools and the local primary school which is ranked highly in the national league tables. There is a village shop and post office, church, village inn, village hall, tennis courts and 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 2876 Sq Ft 267.2 Sq M (inc Outbuildings)

The Old Bakehouse, 19 Worminghall Road, Ickford, Buckinghamshire, HP18 9JB

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.

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