



3 Willow Lane  
Ickford  
Buckinghamshire, HP18 9GP

Guide Price £640,000





## A Stunning Four Bedroom Detached Home, Beautiful Large Kitchen Diner, Utility, And Seating Area. Enclosed Rear Garden, Drive With Charging Point And A Garage.

Built in 2023 by the award-winning Deanfield Homes, this stunning 4-bedroom detached family home comes with the balance of a 10-year NHBC warranty, showcasing exceptional attention to detail and a true passion for quality. As you enter 3 Willow Lane, you are welcomed into versatile living spaces throughout the ground floor. The beautifully designed kitchen/diner is fully equipped with contemporary shaker-style wall and floor cabinets, Silestone work surfaces, upstand splashback, and built-in oven, microwave, dishwasher, and fridge freezer. The dining and family area has French doors leading out to the garden, enhancing the indoor-outdoor living experience. The sitting room overlooks the front of the property. Additionally, there is a utility room with a sink and storage, with space for a washing machine. The ground floor also offers a cloakroom. Underfloor heating ensures comfort and convenience throughout the ground floor. Upstairs, the master bedroom comes with built-in wardrobes and an en-suite fitted with a thermostatic shower, Amtico flooring, ceramic wall tiling, wall mirror, and a heated chrome towel rail. The remaining three 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 outside tap. The property also benefits from driveway parking for two vehicles, a vehicle charging point, and a garage. Additionally, ultra-fast fibre broadband is available, catering to modern connectivity needs. Neutrally decorated throughout, with radiators upstairs all heated by an LPG gas boiler, this home perfectly blends comfort and modern convenience.

**EPC: C**

**Council Tax Band: F**

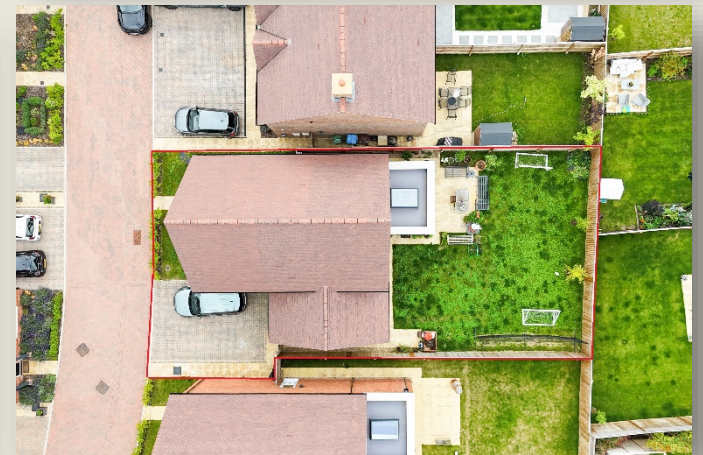
### Situation

**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.

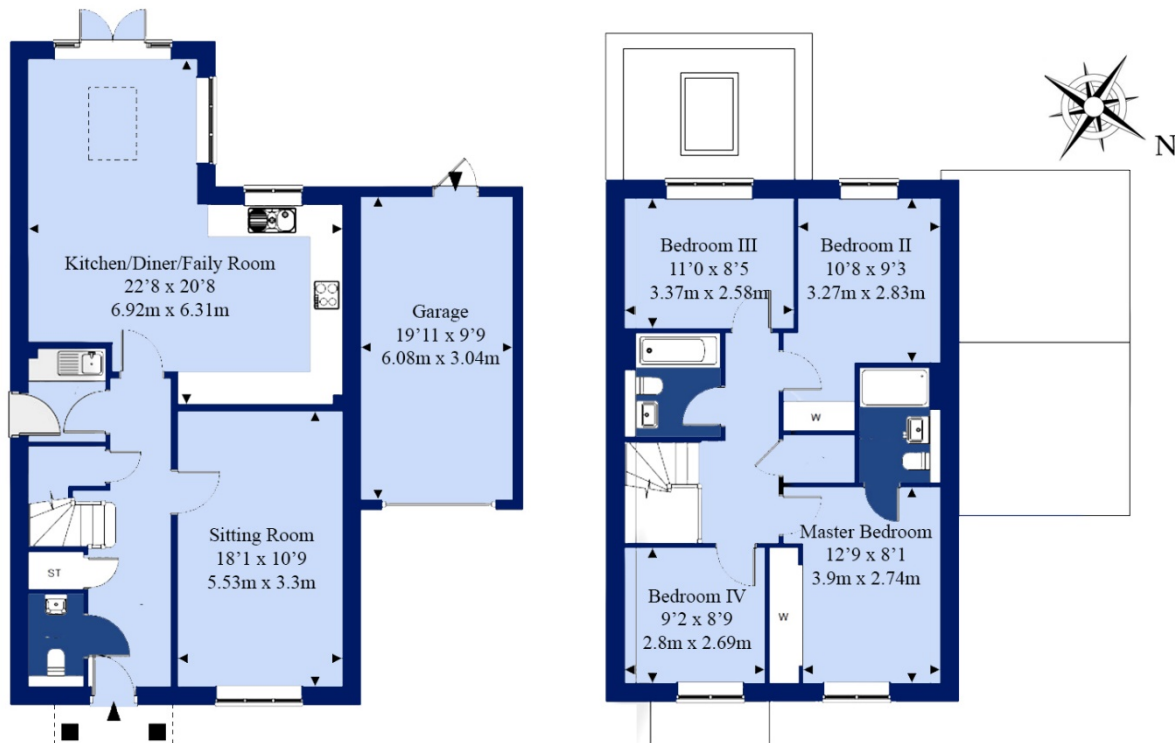
*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor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











Approx. Gross Internal Floor Area 1620 Sq Ft (150.4 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.



*Viewing is Strictly by Appointment through Reaston Brown*

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