



58 Worminghall Road,  
Ickford,  
Buckinghamshire, HP18 9JD

Guide Price £950,000

**RB** REASTON BROWN



## This Spacious Eco-Friendly Family Home Features A Light-Filled Kitchen, Four Bedrooms, A Gated Gravel Driveway, And A Beautiful Garden. It Boasts Solar Panels With Battery Backup, Offering Energy Efficiency And Sustainability.

This beautifully presented family home at 58 Worminghall Road, Ickford, offers over 2,050 sq ft of light-filled, versatile living space. Upon entering, you are welcomed into a hallway that sets the tone for the spacious interior. To the right is a study with hardwood floors and a window overlooking the front, making it an ideal home office. At the heart of the home is the stunning open-plan kitchen/dining/family room, featuring sleek granite countertops, light grey cabinetry, and high-quality Bosch appliances, including an induction hob, two ovens, and a wine fridge. The space is flooded with natural light from large sliding doors that lead directly onto the patio and garden, offering a perfect spot for dining or entertaining. A central island enhances the functionality of this kitchen, making it a focal point for family gatherings. Adjoining the kitchen is a garden room that can be used as an office, playroom, or sunroom, with views over the private garden. The living room, with its feature brick fireplace and log-burning stove, also opens to the garden through double doors, creating a seamless indoor-outdoor flow. The practical side of the home includes a utility room with space for laundry appliances, a boot room for outdoor wear, and a storeroom. The remainder of the garage provides excellent storage for bikes and tools. Upstairs, the landing leads to the master bedroom, which benefits from fitted wardrobes and a stylish ensuite with a rainfall shower. There are three further well-proportioned bedrooms, perfect for family members or guests, as well as a modern family bathroom with grey tiling and a corner shower. Outside, the property is approached via a gated gravel driveway, providing ample parking for several cars. The well-maintained garden offers a tranquil escape, featuring a lawn, mature trees, a pond, and a decked seating area, along with a summer house. This eco-friendly home boasts solar panels with battery backup, making it highly energy-efficient and almost off-grid, ensuring sustainability for years to come. EPC C council tax F

### 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.

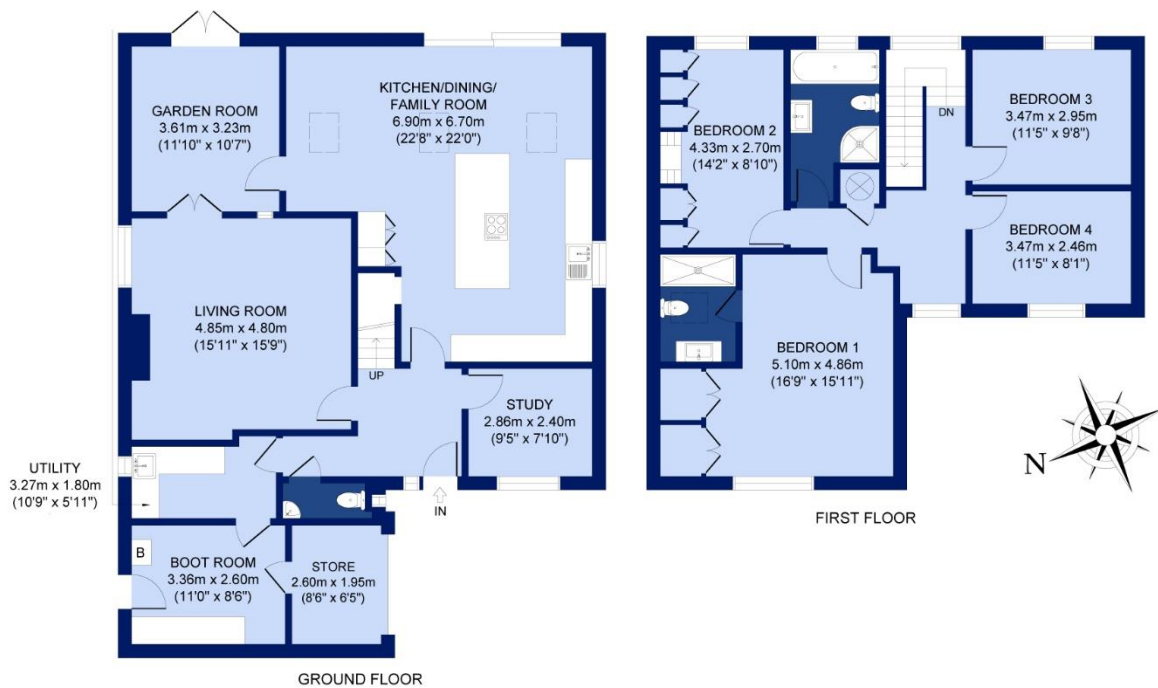
*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their surveyor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











APPROX. GROSS INTERNAL FLOOR AREA 2058 SQ FT / 191 SQ M  
58 WORMINGHALL ROAD, ICKFORD, HP18 9JD

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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