



18 Golders Close,
Ickford,
Buckinghamshire, HP18 9JA

Guide Price £600,000

RB REASTON BROWN

Beautifully Presented Family Home Featuring A Stunning Kitchen/Diner With Bifold Doors, Cosy Sitting Room With Log Burner, Four Bedrooms, Two Bathrooms, Manicured Garden, Driveway, Garage, And Parking For Three Cars.Community.

18 Golders Close offers beautifully appointed and thoughtfully designed accommodation, making it the perfect family home. The heart of the home is the stunning kitchen/diner, meticulously crafted by the current owners. It features grey soft-close wall and floor units, walnut worktops, and hard flooring, with integrated appliances including a fridge freezer, dishwasher, and washing machine. Bifold doors open directly onto the garden, creating a seamless indoor-outdoor living experience. The sitting room, with carpeted floors, understairs storage, and a cosy log burner, has been extended and enjoys natural light from a double-glazed, large window. On the ground floor, the main bedroom is a spacious double, facing the front, while the second double bedroom, currently used as a home office, also enjoys a front-facing aspect. Adjacent to the bedrooms is the family bathroom, fitted with porcelain tiled flooring, a floating sink unit, a bath with partial tiling, an overhead rain shower, and a ladder-style radiator. Upstairs, oak stair rails lead to a bright landing with ample storage. The double bedroom on this level overlooks the playing fields and includes built-in storage. A fourth bedroom benefits from eaves storage. This floor is completed by a sleek, contemporary bathroom featuring a corner shower and floating sink unit. Outside, the rear garden is a beautifully maintained retreat, offering a manicured lawn, patio, and decking area—ideal for outdoor entertaining. To the front, the property boasts a driveway, a garage, and additional parking for three cars, adding practicality to its charm. This home benefits from oil-fired central heating and offers a unique blend of modern features and a welcoming atmosphere. 18 Golders Close is perfect for families or those seeking a peaceful and well-connected village lifestyle. EPC : D Council Tax : D

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 1521 Sq Ft / 141.3 Sq M

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All measurements of walls, doors, windows, fittings 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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