



## The Warren

Ivinghoe, Buckinghamshire LU7 9EJ



## Captivating beauty to steal your heart.

Whether it's the captivating Arts and Crafts architecture that steals your heart, or the breath taking views over the undulating Buckinghamshire countryside, properties like The Warren are an increasingly rare and precious find.

For sale for the first time in over 50 years, from the moment you step inside, it is as though you are wrapped in the tender embrace of a grandmother's cherished patchwork eiderdown; its softness a promise of warmth and security.

Nestled within the Chilterns Area of Outstanding Natural Beauty and protected by the Green Belt, this rural idyll is just a short walk from the village church, local shops, library, and café. Countryside walks abound, including trails across the famous Ivinghoe Beacon and into Ashridge Forest, as well as the National Trust's Windmill just across the road.

Inside, this fine home unfolds with light-filled, versatile spaces, each thoughtfully designed to suit modern living while retaining timeless charm. Flanking the spacious hallway are two enchanting reception rooms.

**Guide price:** £900,000  
**Tenure:** Freehold





The sitting room boasts a dual aspect, including a bay window framing views across to the village church. Meanwhile, the dining room, beautifully adorned with lush floral wallpaper, features an original built-in cupboard perfect for glassware.

The kitchen/breakfast room is both spacious and fully equipped, blending original handcrafted joinery with modern fitted units. There is ample space for casual dining, where you cannot help but lose yourself in the glorious views of the countryside that lie just beyond your doorstep.

The ground floor also houses three generously sized bedrooms, all with built-in wardrobes, along with a separate shower room and a separate bathroom. The bathroom, with its sumptuous, vintage avocado suite, feels positively indulgent, complete with a double walk-in shower, double-flush silent WC and a heated towel rail.

Upstairs, accessed by a quirky staircase that folds neatly against the wall when not in use, two large attic rooms await your creativity. One currently serves as a hobby room/study, while the other doubles as a fourth bedroom.

Outside, the front and rear gardens are beautifully maintained. The rear garden extends almost 70ft and offers stunning views to the East. To the front, facing West, the traditional veranda provides the perfect place to sit and enjoy a 'sundowner' on a warm summers evening.

The property also boasts driveway parking and a double-length garage.

In all, the house sits on a generous plot of approximately 0.2 acre.



## Every home tells a story

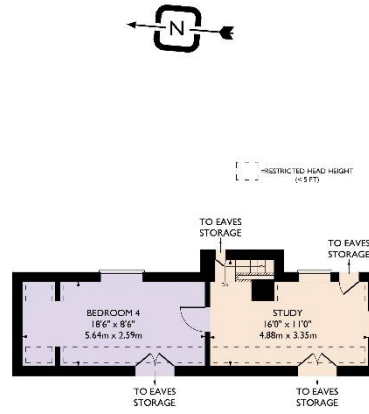
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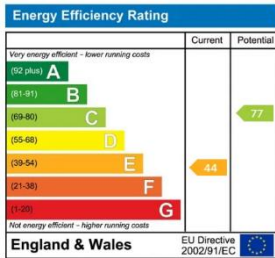


APPROXIMATE GROSS INTERNAL AREA = 1708 SQ FT / 159 SQ M  
 GARAGE = 383 SQ FT / 26 SQ M  
 TOTAL = 1991 SQ FT / 185 SQ M



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale or less scaled. Windows & door openings are approximate. We at every care is taken in the preparation of this plan, please check all dimensions, areas & compare bearings before making any decisions. Errors upon floor.



Council Tax Band: F

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