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3 Church Road, Ivinghoe, Leighton Buzzard, LU7 9EH

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Offers In Excess Of £500,000

- BEAUTIFULLY RENOVATED GRADE II LISTED THREE BEDROOM COTTAGE
- LOCATED IN THE PICTURESQUE VILLAGE OF IVINGHOE
- DRIVEWAY PARKING AND LARGE LOFT SPACE FOR STORAGE
- UNIQUE SHOWER ROOM FEATURING A WELL
- GAS CENTRAL HEATING
- NO ONWARD CHAIN
- STUNNING KITCHEN/FAMILY ROOM WITH INTEGRATED APPLIANCES
- CHARACTER FEATURES INCLUDING EXPOSED BRICK AND TIMBER FRAMING
- VERSATILE LAYOUT WITH GROUND FLOOR BEDROOM
- INTERACTIVE VIRTUAL TOUR

Situated within the picturesque Buckinghamshire village of Ivinghoe, this beautifully renovated Grade II listed three bedroom cottage has been restored to an exceptional standard, seamlessly blending period charm with high quality modern finishes. Believed to have originally served as the village shop, the oldest parts of the home date back to circa 1550–1650, offering a rare opportunity to own a property of true historic significance. The property is offered to the market with no onward chain.

From the moment you step inside, the attention to detail and craftsmanship is immediately apparent. The heart of the home is the stunning kitchen/family room, thoughtfully designed with an array of fitted units, integrated appliances and generous worktop space. This impressive space is both stylish and practical, with a door opening directly to the driveway — a rare and highly desirable feature for cottages of this nature.

The ground floor also benefits from a separate dining room, perfect for entertaining, along with a beautifully finished shower room which incorporates a unique and charming feature well, further enhancing the character of the home. A ground floor bedroom provides excellent flexibility, ideal for guests, multi-generational living, or as a secondary reception space. This room also enjoys access to a private courtyard garden, creating a wonderful additional outdoor area.

Upstairs, the property continues to impress with two bedrooms, including a superb main bedroom showcasing an exposed brick and timber framed wall, a striking reminder of the property's heritage. A high specification bathroom completes the first floor.

Further enhancing the home is a large loft space, accessed from the main bedroom, offering excellent storage and potential for future use, subject to the necessary consents.

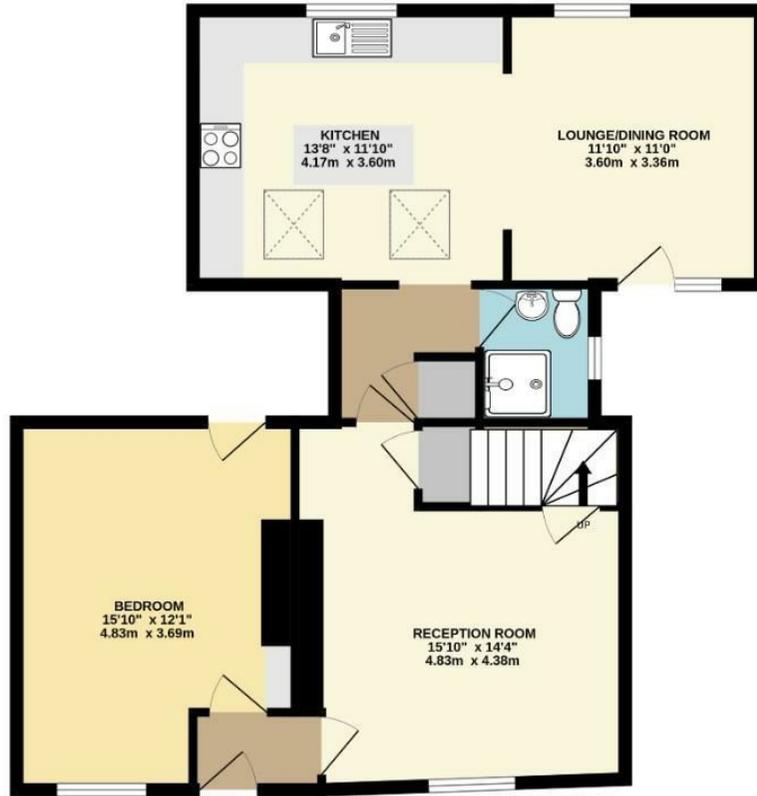
Externally, the property benefits from driveway parking and two distinct outdoor areas, providing versatile spaces for relaxing and entertaining.

The property is ideally positioned for access to stunning countryside walks, including Ivinghoe Beacon and the Ashridge Estate, while also benefiting from a strong village community. A large park and open green space are just minutes from the doorstep, along with a selection of local pubs and amenities. Excellent transport links are available via nearby Tring station (approximately 5 minutes away), offering direct routes into London in under 40 minutes — making this an ideal location for commuters seeking a balance of rural living and connectivity.

The area is also well served by a range of highly regarded local schools and nurseries, further enhancing its appeal for families.

This truly exceptional home must be viewed to fully appreciate the quality, character and care that has gone into its restoration.

GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 1149 sq.ft. (106.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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