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Handpost Cottage
Ivinghoe | Buckinghamshire
Guide Price £800,000

Handpost Cottage Ivinghoe Buckinghamshire LU7 9EJ

A rare and unique opportunity offering refurbishment and development opportunity on the outskirts of the Buckinghamshire village of Ivinghoe, surrounding by open countryside.

Formerly two cottages, Handpost Cottage is positioned within circa. 0.63 acre plot, and offers the opportunity to renovate the property as a pair of semi detached cottages, or as one detached cottage. In addition to this, the plot offers further development opportunity for additional dwellings to be built to the rear of the cottage, subject to planning permission. Situated on an elevated position, the cottage overlooks open countryside towards The Chilterns AONB.

The cottage is located on the outskirts of the sought after Buckinghamshire village of Ivinghoe, and is within walking distance to the heart of the village which offers a range of amenities, and excellent schooling catchments. Ivinghoe also is within a short distance to Tring and Berkhamsted which offers further amenities, as well as efficient rail services to London in under 1 hour, as well as the A41 nearby connecting to the M25.

VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY.



- Rare Development Opportunity
- Two Character Cottages Requiring Refurbishment
- Potential for Further Dwellings Subject to Planning Permission
- Overall Site Approximately 0.63 Acre
- Outskirts of Desirable Village
- Surrounded by Open Countryside Views
- Nearby Road & Rail Links to London
- Viewings Via Appointment Only

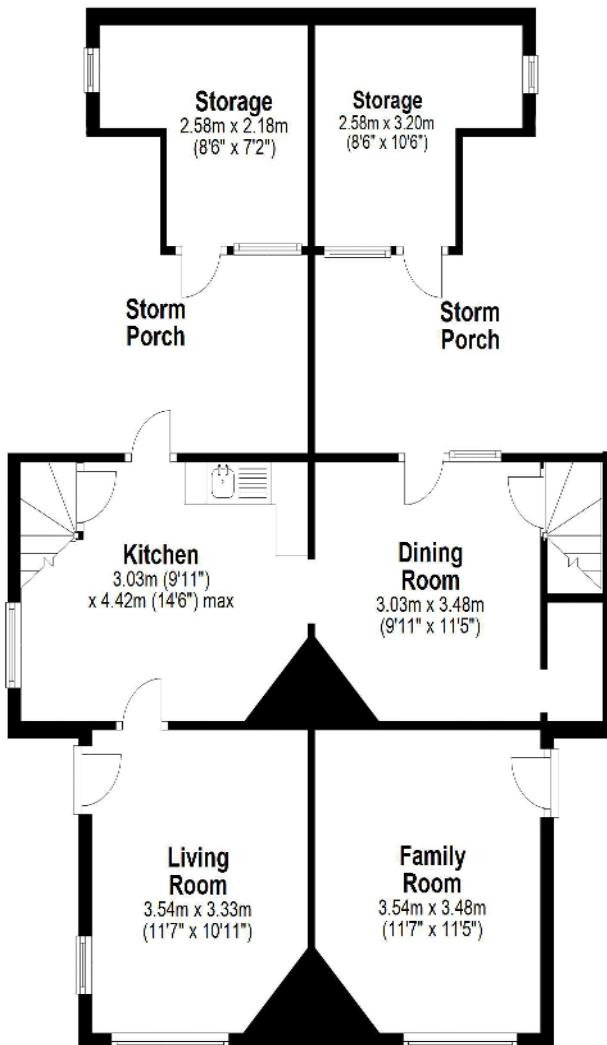
Additional Information

- Electric Heating, Mains Water
- The Property is Council Tax Band E
- The Local Authority is Buckinghamshire Council



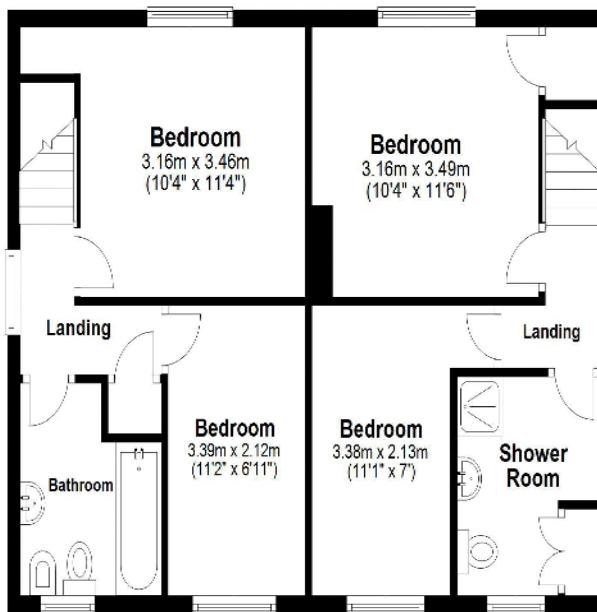
Ground Floor

Approx. 66.3 sq. metres (713.7 sq. feet)



First Floor

Approx. 57.2 sq. metres (615.3 sq. feet)



Total area: approx. 123.5 sq. metres (1329.0 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. F653

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