



## The Old Chapel

35a High Street, Ivinghoe, Buckinghamshire LU7 9EP



## Victorian opulence meets contemporary chic.

Originally dating to 1865, this impressive former chapel was beautifully reimagined in 2015 to create three remarkable homes for 21st Century living.

This particular residence occupies the ground floor of this historic building. A home which combines Victorian opulence with contemporary chic, with high ceilings and generous room sizes, all complemented by an impeccable finish.

Set well back from the road, the property features a courtyard frontage enclosed by wrought iron fencing, providing a charming outdoor entertainment area. Upon entering through the oversized front doors, a communal entrance hall can be found, complete with brick flooring.

Inside the property itself, light-filled, honey-toned interiors immediately captivate. Oak flooring flows throughout the hallway and living areas, while crisp, uncluttered lines provide a beautiful contrast. Underfloor heating ensures both comfort and energy efficiency, while practicality is also a key feature, with a spacious coat and shoe storage cupboard, along with a separate utility room.

**Guide price:** £475,000  
**Tenure:** Leasehold



The open-plan sitting room/kitchen/dining room is truly spectacular. This capacious space features striking twin arched windows, complemented by wooden shutters for privacy, add to the room's charm and character. The stylish fitted kitchen comes complete with a range cooker, granite countertops, and double Belfast sink

The apartment offers three bedrooms, including a stunning principal suite with a gorgeous exposed brick feature wall, fitted wardrobes and a stylish en suite shower room. Two additional bedrooms are served by an equally well appointed family bathroom.

Located in bucolic Buckinghamshire village, the property is close to the village Post Office, florist, church and school, yet is also within a short drive of historic market towns. In short, the perfect blend of old and new, tranquillity and convenience.

Finally, the property is offered for sale with no upper chain.

Tenure:  
Leasehold (term: 99 years from 1 May 2016). A share of the company which owns the freehold to the building is available by separate negotiation.

## Location

This sought after Buckinghamshire village, close to the borders of Hertfordshire and Bedfordshire, boasts some beautiful examples of Tudor architecture, particularly around the village green. The village lies on the edge of some 5,000 acres of National Trust land, where Pitstone Windmill and Ivinghoe Beacon can be found.

Nearby communication links are excellent, including the A41 at Tring, which provides a dual carriageway link direct to the M25 (J20). Tring also has its own mainline train station, with regular and direct service to London Euston in approx. 35 mins.

Schooling is excellent. The local primary school, Brookmead, caters for children aged 4 to 11, and the village falls within the Grammar Schools catchment area in Aylesbury.

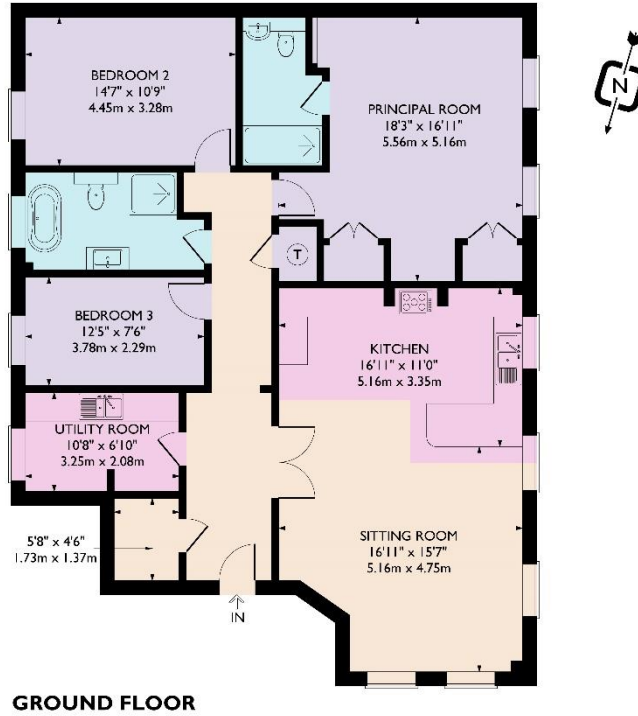


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APPROXIMATE GROSS INTERNAL AREA = 1386 SQ FT / 129 SQ M



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		81	81
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: E

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