



**Connells**

Sheldon Road  
Ickford Aylesbury

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Ickford Aylesbury HP18 9HT

For Sale Guide Price  
**£350,000**



### Property Description

Offered to the market with no onward chain, this well-presented semi-detached home is an ideal purchase for first-time buyers, downsizers or investors seeking a property in a sought-after village setting. The accommodation includes an entrance porch, a spacious sitting room and a bright kitchen/diner, providing practical and comfortable living space. Upstairs, there are two generous double bedrooms and a family bathroom.

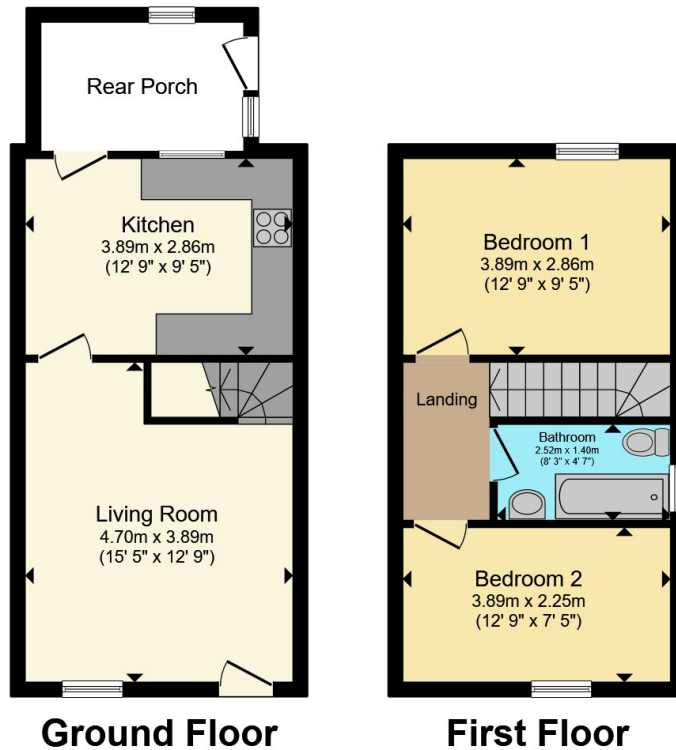
Externally, the property benefits from driveway parking to the front which can fit two cars. Set within a desirable village location, this is a home well suited to a variety of buyers.

Ickford is a picturesque and tranquil Buckinghamshire village with a thriving community, ideally positioned for access to both Oxford and Thame. Local amenities include a popular village shop and traditional public house, while a network of scenic walks and bridleways connects the surrounding countryside and neighbouring villages.



For commuters, the M40 is approximately three miles away, and Haddenham & Thame Parkway Station can be reached in around 15 minutes by car, offering regular services to London Marylebone, Birmingham and Oxford. The village is also served by a highly regarded primary school and falls within catchment for the Aylesbury Grammar Schools and Wheatley Park School.





Total floor area 59.2 m<sup>2</sup> (637 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**



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103 High Street  
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EPC Rating: E Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/THM307349](http://connells.co.uk/Property/THM307349)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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