







Willow Farm | Ivinghorne Aston| Buckinghamshire | LU7 9DF

An exceptional six bedroom detached farmhouse reaching 6995 sq. ft., offering versatile accommodation including a self contained two bedroom detached annexe, positioned within approximately 15.5 acres with fishing lakes and a detached summer house, situated in the picturesque Buckinghamshire village of Ivinghoe Aston.

Willow Farm presents an exceptional and rare opportunity to acquire a beautifully appointed detached farmhouse with an accompanying detached two bedroom coach house, set within a breathtaking plot of approximately 15.5 acres. Nestled in the heart of the Buckinghamshire countryside on the edge of the Chiltern Hills, this distinctive home offers an idyllic lifestyle in a setting of remarkable natural beauty, with far-reaching views toward Ivinghoe Beacon. The grounds are a harmonious blend of formal gardens, grassland, fruit orchards, and wildlife-rich waterways, including two fully stocked fishing lakes extending to approximately 2.25 acres, as well as additional nature reserve/duck splash, ponds and a private stretch of double-bank fishing known as 'The Cut'.

The main house is approached via electric gates leading to a spacious gravel driveway and formal entrance porch. Inside, the reception hall leads to five characterful reception rooms, each with its own sense of space and charm. The triple-aspect sitting room, complete with a wood-burning stove and garden views, flows into a beautifully glazed garden room that captures the changing light throughout the day. A second triple-aspect family room also enjoys a wood-burning stove, while the formal dining room—connected to the kitchen and family room—offers a flexible entertaining space for formal gatherings. The heart of the home is a character-rich kitchen/breakfast room with farmhouse cabinetry, a fitted Aga, double butler sink, granite worktops, and a large walk-in pantry with oak shelving. A stable door opens to the gardens, further connecting the interior with the stunning outdoor landscape. A cloakroom and utility room complete the ground floor accommodation.

The first floor hosts four spacious double bedrooms, each offering generous storage. Three benefit from stylish en suite bathrooms, while the principal suite stands out with its triple-aspect views, bathing the room in natural light and framing picturesque vistas of the private grounds. The fourth bedroom is served by a well-appointed family bathroom featuring a traditional suite, panelled bath, and ample integrated storage. Throughout the upper floor, elegant proportions are complemented by carefully positioned windows that draw in light and showcase the stunning landscape beyond.









Located within the courtyard from the main residence, the converted detached coach house offers self contained accommodation across two floors. The ground floor includes a welcoming entrance hall, utility room, cloakroom, and a fully fitted kitchen/breakfast room with a second Aga and butler sink. The highlight is the spectacular L-shaped lounge/dining room, a quadruple-aspect space with a stone fireplace and wood-burning stove, French doors to a lawned garden, and ample natural light. Upstairs are two spacious double bedrooms, both with en suite facilities.

The grounds of Willow Farm are truly extraordinary. Carefully landscaped and enclosed with approximately 700 metres of edible hedging, the gardens transition into meadows and waterside paths that wind past lakes teeming with Rainbow and Brown Trout, and beyond to open pasture. The property is a true haven for nature lovers and offers exceptional opportunities for fishing, wildlife watching, gardening, entertaining and outdoor pursuits.

Within the grounds, a detached vaulted summer house adds further lifestyle value, offering a versatile studio or guest retreat. Featuring a fitted kitchen, wood-burning stove, plumbing for appliances, and double doors to a raised timber deck overlooking the lake, it is an enchanting space ideal for entertaining, working from home, or quiet reflection. Additional outbuildings include a large double garage, a double carport, a workshop with its own WC, a greenhouse, and a studio/workshop with power and light connected off the kitchen/breakfast room. The kitchen garden is partially walled and includes raised concrete beds, fig trees, and established planting.

Willow Farm is situated in the sought-after village of Ivinghoe Aston, a peaceful Buckinghamshire hamlet with a traditional village pub, recreation grounds, and easy access to nearby Ivinghoe and Edlesborough for further local amenities. The nearby market towns of Tring and Leighton Buzzard offer extensive facilities and direct rail links into London in under 30 minutes, making this a truly unique country home that combines rural seclusion with commuter convenience. With extensive, flexible accommodation, breathtaking surroundings, and immense lifestyle potential, Willow Farm is a country estate of rare quality and opportunity.









Approximate Gross Internal Area
 Ground Floor = 233.5 sq m / 2,513 sq ft
 First Floor = 154.5 sq m / 1,663 sq ft
 Outbuildings = 261.9 sq m / 2,819 sq ft
 Total = 649.9 sq m / 6,995 sq ft

