



Tompions End, Ickwell, SG18 9EN  
Offers over £1,500,000

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LATCHAM ———  
DOWLING

ESTATE AGENTS



**\*\*\*EXCEPTIONAL SIX/ SEVEN BEDROOM  
DETACHED FAMILY RESIDENCE, OCCUPYING AN  
ESTABLISHED AND EXTREMELY PRIVATE PLOT  
OF APPROACHING HALF AN ACRE\*\*\***

Situated at the end of this exclusive cul-de-sac location on the edge of the ever popular village of Ickwell and set within beautifully landscaped grounds, this outstanding residence offers over 4100 square feet of impressive accommodation spread across three floors, including a fabulous 29'7" sitting room with open fireplace, three further large reception rooms, a conservatory and a sleek contemporary kitchen with integrated appliances, in addition to a generous utility room and two separate cloakrooms on the ground floor. The first floor then offers five double bedrooms, with two en suite bathrooms and a separate family bathroom. On the second floor there is another en suite double bedroom and a further games room/ bedroom measuring 23'4" x 16'3".

The property sits well within the grounds and is accessed via electric vehicular gates which lead to a sweeping block paved driveway providing ample off road parking for multiple vehicles. The generous gardens are landscaped and offer the combination of extensive entertaining areas, along with a beautiful ornamental Koi pond, lawns and all fringed with established trees offering an extremely high degree of privacy.

This wonderful home is being offered CHAIN FREE and really must be viewed to be fully appreciated.

#### **Entrance Via**

#### **Entrance Lobby**

9'8" x 5'9" (2.95m x 1.75m)

#### **Entrance Hall**

24'0" x 10'10" max (7.32m x 3.30m max)

#### **Cloakroom**

6'0" x 5'3" (1.83m x 1.60m)

#### **Sitting Room**

29'7" x 15'2" (9.02m x 4.62m)

#### **Conservatory**

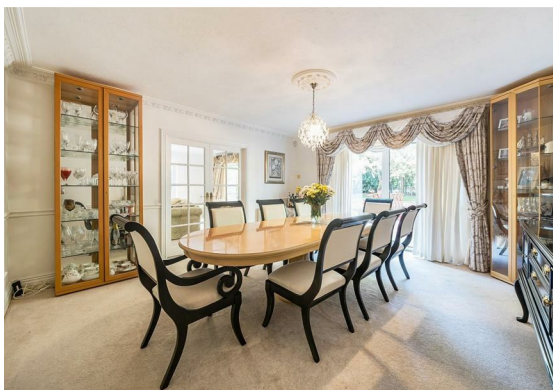
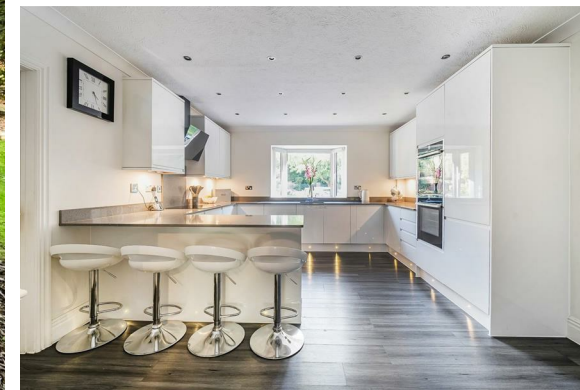
17'2" x 11'10" (5.23m x 3.61m)

#### **Dining Room**

15'4" x 14'8" (4.67m x 4.47m)

#### **Study/ Office**

15'4" x 8'11" (4.67m x 2.72m)







**Kitchen**  
13'10 x 13'0 (4.22m x 3.96m)

**Family Room**  
15'4 x 13'1 (4.67m x 3.99m)

**Utility Room**  
13'3 max x 10'1 max (4.04m max x 3.07m max)

**Cloakroom**  
6'5 x 3'10 (1.96m x 1.17m)

**First Floor Landing**

**Bedroom One**  
18'0 x 15'4 (5.49m x 4.67m)

**En Suite Bathroom**  
14'5 x 5'10 (4.39m x 1.78m)

**Bedroom Two**  
18'4 x 15'5 max (5.59m x 4.70m max)

**En Suite Bathroom**  
8'10 x 6'6 (2.69m x 1.98m)

**Bedroom Three**  
15'2 x 13'10 (4.62m x 4.22m)

**Bedroom Four**  
13'10 x 13'1 (4.22m x 3.99m)

**Bedroom Five**  
12'7 x 9'9 (3.84m x 2.97m)

**Family Bathroom**  
11'4 x 5'11 (3.45m x 1.80m)

**Second Floor Landing**

**Bedroom Six**  
15'9 x 16'4 max (4.80m x 4.98m max)

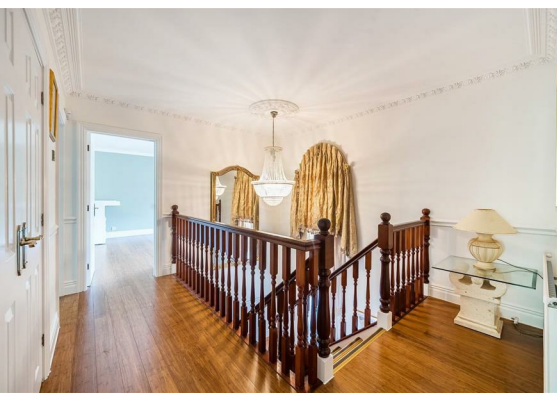
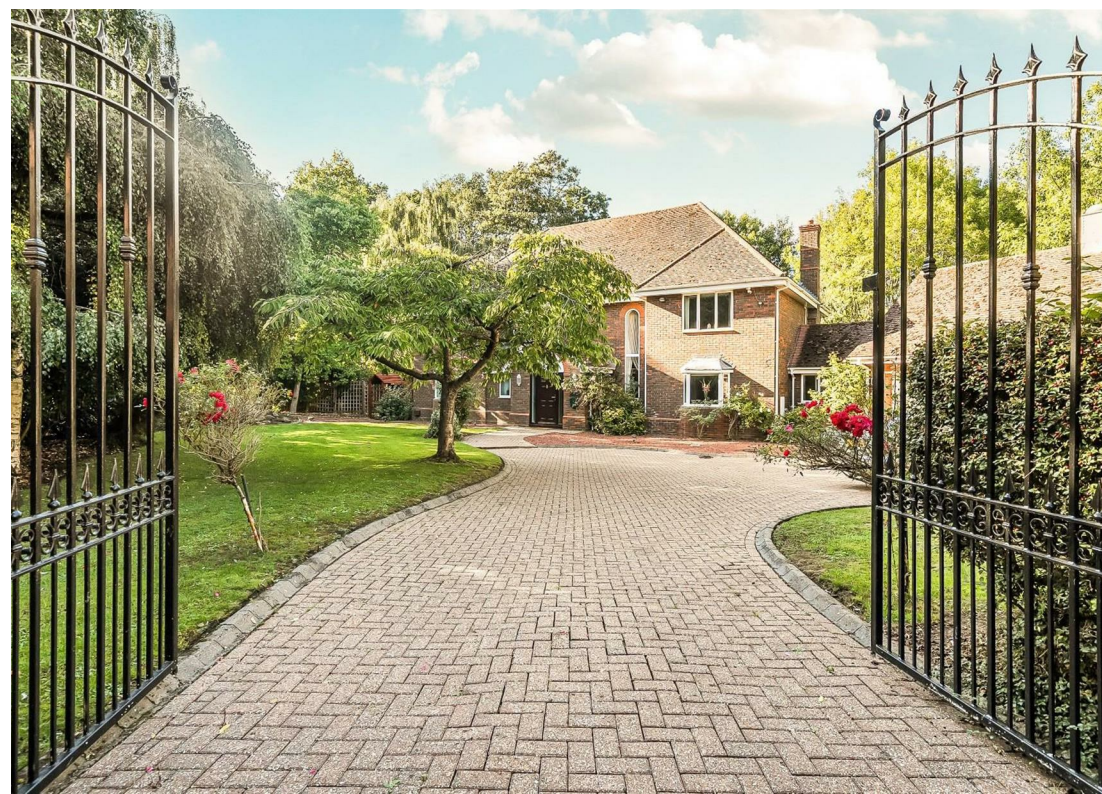
**En Suite Bathroom**  
7'8 x 5'6 (2.34m x 1.68m)

**Bedroom Seven/ Games Room**  
23'4 max x 16'3 max (7.11m max x 4.95m max)

**Triple Garage**  
26'2 x 19'3 (7.98m x 5.87m)

**Gardens**

**Front Of Property**



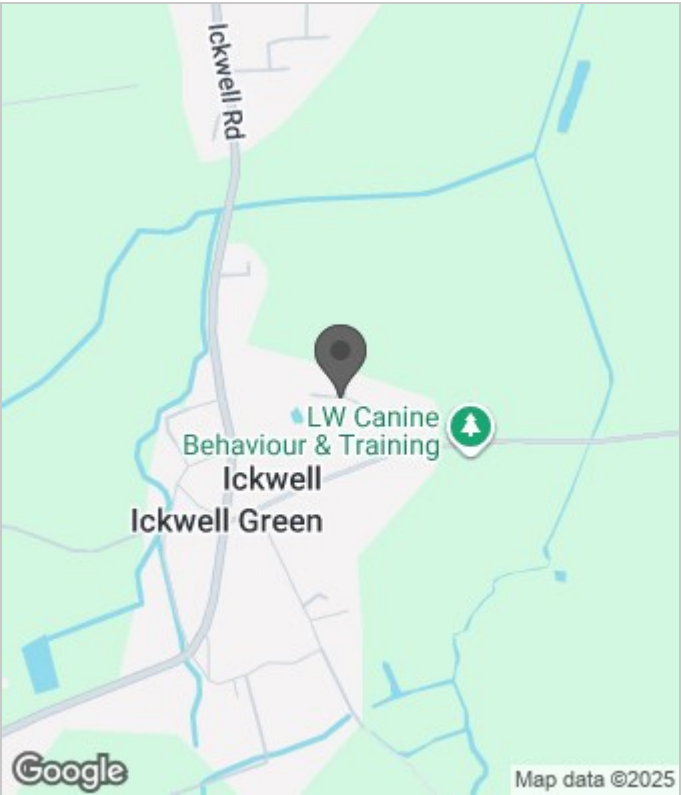


Tompions End, Ickwell, Biggleswade, SG18

Approximate Area = 4151 sq ft / 385.6 sq m  
Garage = 510 sq ft / 47.3 sq m  
Total = 4661 sq ft / 432.9 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Latcham Dowling Ltd. REF: 1353781



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	45	66
England & Wales		EU Directive 2002/91/EC

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