



New Road | Aston Clinton| Bucks | HP22 5JD

Old Chimneys
6 New Road
Aston Clinton
Bucks
HP22 5JD

Offers Over £550,000
Freehold

Old Chimneys is a truly remarkable home, originally dating back to the 17th century, and thoughtfully extended and enhanced over time. The current owners have meticulously restored and sympathetically improved the property, carefully preserving its rich history while introducing tasteful modern touches. As you would expect from a home of this heritage, Old Chimneys is brimming with period charm and character features, including exposed brickwork, magnificent open Inglenook fireplaces, and beautifully aged beams to both walls and ceilings, among many other authentic details. This is a home that effortlessly combines timeless character with comfortable living, offering an atmosphere that words alone cannot fully capture. We highly recommend an internal viewing to truly appreciate the unique beauty and exceptional quality of Old Chimneys.

The accommodation comprises; entrance porch, sitting room, dining room, kitchen, ground floor bathroom, utility area and potential study area (will require completing by an potential buyer), three bedrooms with bedroom three leading off bedroom two, gardens front and rear and a double carport to side.





Beautifully presented 17th Century cottage enhanced and much improved by the present owners



Enchanting cottage in an idyllic rural setting

On The Ground floor

The front door opens into a welcoming entrance porch, leading through a charming timber latch door into the sitting room. This beautifully proportioned, dual-aspect space features wood-stripped floorboards, a magnificent fireplace with a brick hearth and inset oak beam, exposed ceiling beams, and a staircase rising to the first floor. A door leads through to the dining room, where quarry tiles and exposed floor tiles add to the rustic charm. An impressive Inglenook fireplace, complete with an oak beam, serves as a stunning focal point, complemented by a side window and further exposed ceiling beams, lovingly revealed by the current owners to enhance the room's historic character. From the dining room, a door opens to the kitchen, which has been sympathetically updated with a range of units offering ample storage, complemented by tiled flooring, solid oak worktops and a classic butler sink, with space for the usual appliances. From the kitchen, there is access to both the garden and the ground floor bathroom. The bathroom is well-appointed with a roll-top bath, a separate shower cubicle, a wash basin, WC, exposed beams, tiled flooring, and a side window that floods the space with natural light. Completing the ground floor accommodation is a former workshop to the front of the property. This versatile space has been partially divided into two rooms, offering exciting potential for a utility area and a study or home office ideal for modern living needs.



On The First Floor

The first-floor landing provides access to the principal bedroom, situated at the front of the cottage. This charming room showcases exposed beams to the walls and beautiful wood-stripped floorboards, creating a warm and characterful retreat. To the rear of the cottage lies the second bedroom, equally rich in period features, with wood-stripped floorboards, an exposed feature brick wall, and inset beams adding a distinct rustic charm. A further door leads to an additional dual-aspect bedroom, flooded with natural light, offering a versatile space that could serve as a guest room, home office, or additional living area.

Outside

The property is approached via a five-bar gate, opening to a generous driveway that provides ample parking. To the right, mature flowering plants and well-stocked shrub borders create an attractive, welcoming setting, with a block-paved pathway leading to the front door. A double carport offers sheltered parking and convenient access through to the rear garden. Thoughtfully landscaped, the rear garden features a raised gravel seating area perfect for outdoor dining or relaxation flanked by vibrant flowering beds along the side borders, creating a peaceful and colourful retreat.

Location

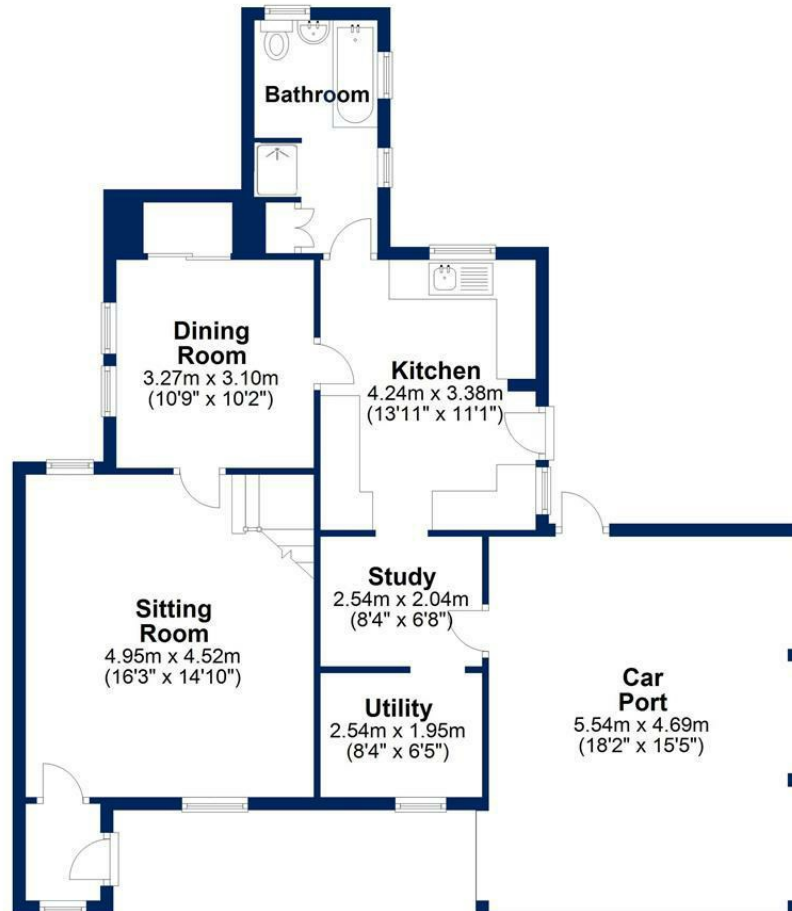
New Road is located in the heart of Aston Clinton village, with access to all local amenities including the local primary school, village store and the church all within a few minutes walk of the property. The village also has access to some of the best walks in the area including Wendover woods and the Ridgeway Path.

Council Tax Band E



Ground Floor

Approx. 69.8 sq. metres (751.1 sq. feet)

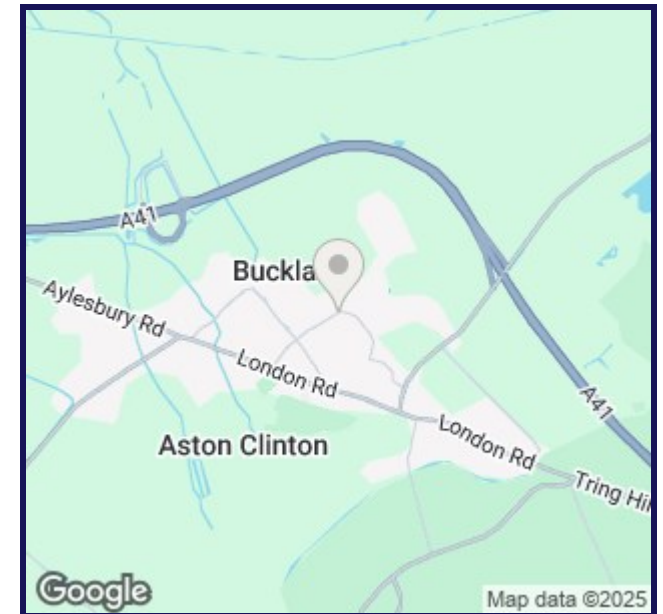


First Floor

Approx. 46.0 sq. metres (495.6 sq. feet)



Total area: approx. 115.8 sq. metres (1246.7 sq. feet)
For illustration purposes only - not to scale



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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