



JON-PAUL BRAMPTON POWERED BY **exp** TM UK

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# Church Farm Barn, Aston Abbots, Buckinghamshire

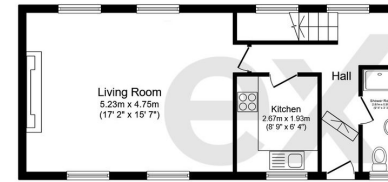
Guide Price £350,000

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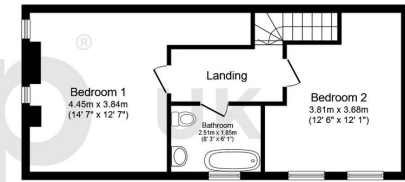


- Grade II listed thatched cottage
- Two bathrooms
- Stunning views
- Period features
- Watch the video tour
- Two double bedrooms
- Private garden
- Charming village location
- No onward chain
- Please quote JB0294 when enquiring through Rightmove, Zoopla or OnTheMarket





**Ground Floor**  
Floor area 46.0 m<sup>2</sup> (496 sq.ft.)



**First Floor**  
Floor area 46.1 m<sup>2</sup> (496 sq.ft.)

**TOTAL: 92.1 m<sup>2</sup> (991 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

Jon-Paul Brampton presents...Church Farm Barn, a charming two double thatched bedroom cottage set in an idyllic location within the Buckinghamshire village of Aston Abbots.

Energy performance certificate (EPC)		
Church Farm Barn Cuckington Road Aston Abbots Aylesbury HP24 4HS	Energy rating <b>D</b>	Valid until 29 February 2024
Property type End-terrace house		Certificate number 4134-5222-5360-0776-5526
Total floor area 87 square metres		
<b>Rules on letting this property</b> Properties can be let if they have an energy rating from A to E. You can read <a href="https://www.gov.uk/guidance/domestic-private-tenanted-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> <a href="https://www.gov.uk/guidance/domestic-private-tenanted-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-tenanted-property-minimum-energy-efficiency-standard-landlord-guidance</a>		