



The Cottage Main Street, Ashendon Aylesbury HP18 0HB



welcome to

The Cottage Main Street, Ashendon Aylesbury

Brown & Merry are pleased to offer for sale this unique three-bedroom cottage having retained many character features and enjoys spectacular views across the adjoining countryside. The cottage features lead lined windows, feature fireplaces, exposed beams and vaulted ceiling in main bedroom, two reception rooms, kitchen/dining room being situated at the rear of the property, bedroom at the rear of the property enjoying views across countryside and a range of wardrobes, another double bedroom with vaulted ceiling, exposed beams and fireplace, bedroom three, family bathroom, driveway parking to the front with gated access leading to the rear of the property, the southerly facing rear garden has patio terrace, well stocked borders and adjoining open countryside, garden room utilized as a hobbies room with power and light.





Ashendon

Ashendon is a lovely hilltop village of mainly Cottages and old Farmhouses with breathtaking views over the Aylesbury plain. The Ash Tree is a charming inn under new management and there is a playing field adjacent the Church of St Mary.

The nearby market towns and villages provide a wealth of historical and interesting places to visit including Waddesdon Manor, Claydon House and Quainton Steam Railway. Extensive shopping facilities are situated at Bicester Village Retail Outlet, Friars Square Centre in Aylesbury, Milton Keynes and Oxford. Thame Parkway Station about 5 miles away and Aylesbury (approx. 11 miles) both provide a fast convenient service reaching London Marylebone in under an hour. The A41 provides easy access into Aylesbury, Bicester and the M40 network. The Aylesbury line has been extended to Aylesbury Vale Parkway station which now provides a frequent service to Marylebone from Fleet Marston.

Entrance Hall

Lounge

15' 4" x 12' 5" (4.67m x 3.78m)

Family Room

12' 4" x 9' 8" (3.76m x 2.95m)

Kitchen/ Diner

12' 7" x 12' 4" (3.84m x 3.76m)

Landing & First Floor

Bedroom One

12' 6" x 12' 1" (3.81m x 3.68m)

Bedroom Two

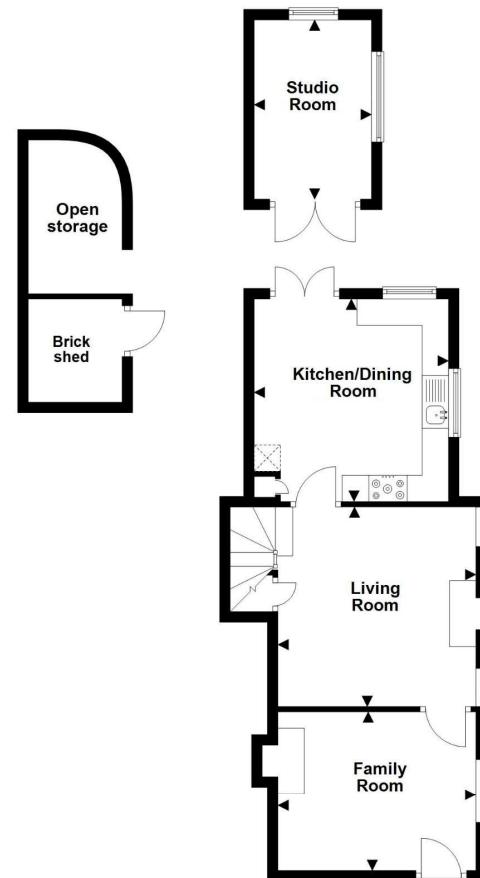
10' 9" x 10' 6" +wardrobes (3.28m x 3.20m +wardrobes)

Bedroom Three

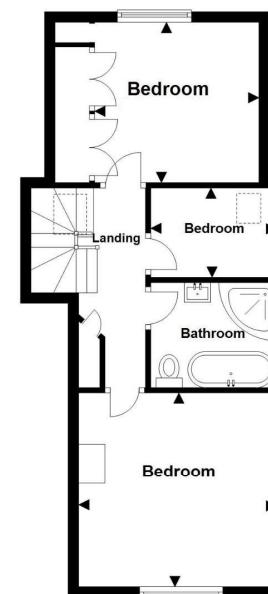
7' 10" x 5' 6" (2.39m x 1.68m)

Bathroom

Ground Floor



First Floor



The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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The Cottage Main Street, Ashendon Aylesbury

- CHARACTER COTTAGE
- SPECTACULAR VIEWS
- THREE BEDROOMS
- DRIVEWAY PARKING
- ASHENDON VILLAGE

Tenure: Freehold EPC Rating: E

Council Tax Band: D

£650,000



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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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Please note the marker reflects the
postcode not the actual property