



**BROOK STREET**  
**ASTON CLINTON HP22 5ET**



# BROOK STREET

£300,000 FREEHOLD

ASTON CLINTON, HP22 5ET

A gorgeous cottage with garden and off road parking, in a tucked away side street close to the centre of the village and just around the corner from the Oak village pub

This funky character cottage benefits from a superb location in a no-through side street off Brook Street close to the centre of Aston Clinton village. Along the road, just a short stroll away, is The Oak; a traditional thatched family pub/restaurant, and within easy walking distance you will find the village store and post office, The Bell Inn, primary school, church, cricket club, Aston Park (excellent for dog walks) with play area, café, five a side football pitch and allotments. There are Indian and Chinese restaurants, a petrol station with Cost Coffee, doctors surgery, dentist and pharmacy. There are several excellent golf courses a short drive away including Chiltern Forest a little over a mile away. There is a regular bus service through the village linking Aylesbury to Watford and the A41 dual carriageway is easily accessible giving convenient access to the M25 (jtn 20) in 15 mins or so making the journey to Heathrow and other London airports quite simple. There are train stations at Tring (serving London Euston) and nearby Wendover and Aylesbury (Marylebone). The property also falls within the catchment area for the highly sought after Grammar Schools in Aylesbury.

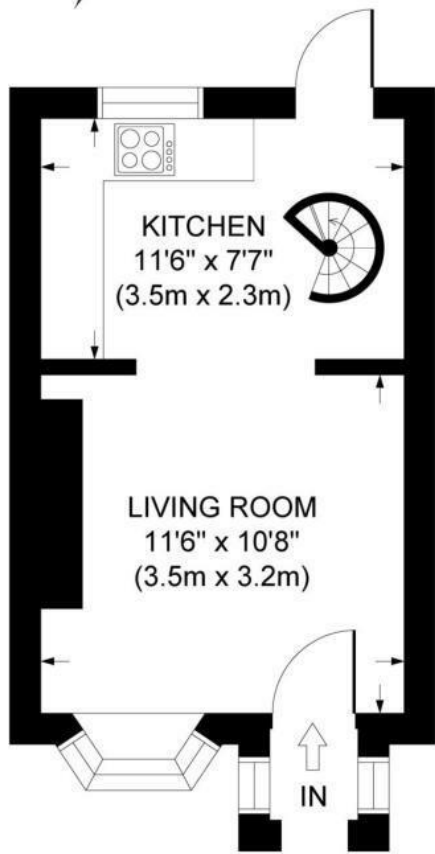
- > Victorian cottage with fire place
- > Double bedroom plus loft room
- > off road parking for two cars
- > good size garden with outbuilding
- > Buckinghamshire village
- > close to shop, pubs & restaurants
- > excellent starter home or buy to let
- > chain free



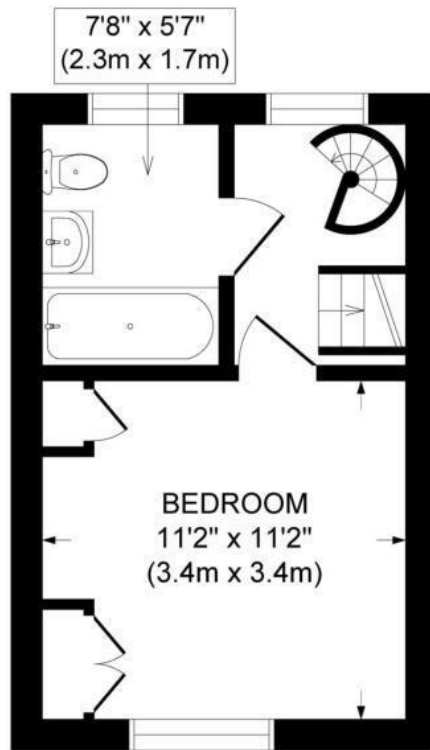




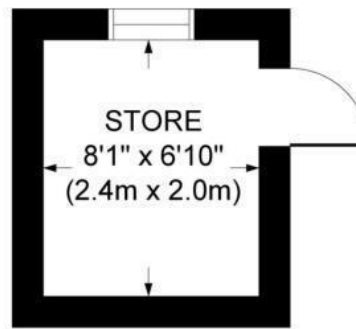




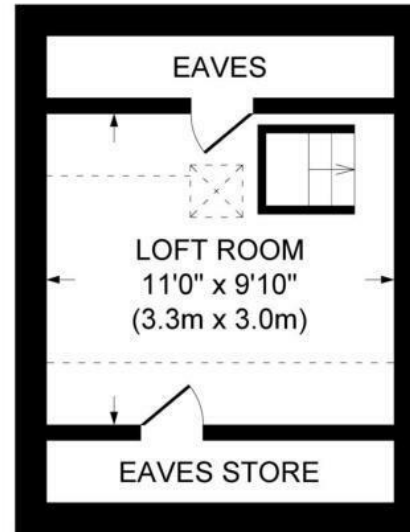
GROUND FLOOR



FIRST FLOOR



OUTBUILDING



SECOND FLOOR



TRG108044 - 0006

EPC rating – D Council Tax Band - B

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