



Brook Street Aston Clinton Buckinghamshire HP22 5ES

BROOK STREET, ASTON CLINTON, HP22 5ES

Offers in the region of **£375,000** FREEHOLD

A lovely Victorian, two double bedroom cottage in Brook Street Aston Clinton, close to amenities.

This charming cottage is beautifully presented and is situated midway along Brook Street, close to the centre of Aston Clinton Village. Further 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 restaurants, a petrol station, 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.

The cottage itself is beautifully presented throughout offering characterful accommodation and a lovely rear garden. There are two reception rooms: a cosy lounge with exposed floorboards and a feature brick chimney and fireplace, and a dining room to entertain guests. The kitchen is well appointed with traditional cabinets and a gas range cooker.

There is a fully tiled bathroom at the rear and a utility room accessed from the garden, and upstairs are two double bedrooms.

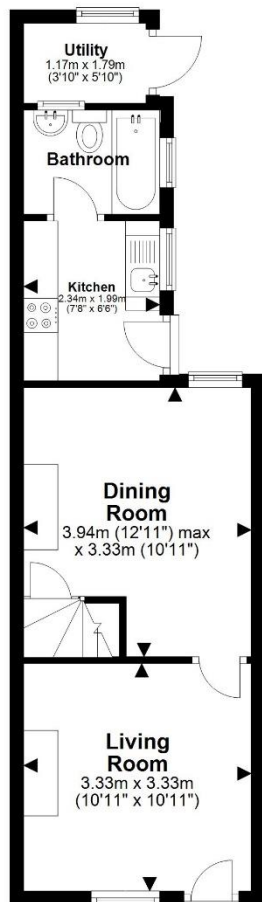
There is a cute cottage garden at the front with a Victorian style tiled pathway and a good size rear garden with a patio, lawn and summerhouse.





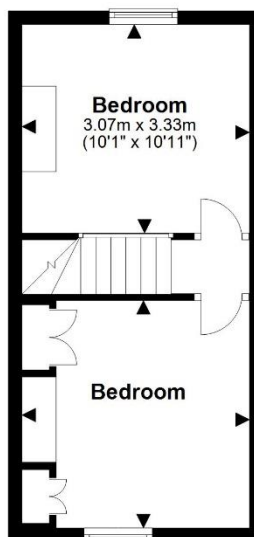
Ground Floor

Approx. 34.8 sq. metres (375.1 sq. feet)



First Floor

Approx. 24.6 sq. metres (264.5 sq. feet)



Total area: approx. 59.4 sq. metres (639.6 sq. feet)

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

Plan produced using PlanUp. □

01442 824133

tring@brownandmerry.co.uk

41 High Street, Tring, Herts, HP23 5AA

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EPC rating – D Council Tax Band - C

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