



**Connells**

Chestnut Cottage High Street  
Dinton Aylesbury



# Chestnut Cottage High Street Dinton Aylesbury HP17 8UW

for sale  
**£425,000**



## Property Description

Connells are delighted to bring this charming semi-detached part wychert cottage situated in the centre of the village and conservation area. The property has been renovated throughout and briefly comprises of a welcoming reception room, a study/dining area, a modern shaker style fitted kitchen, two well-proportioned bedrooms and a family bathroom suite. Benefits include an en-suite to the master bedroom, an enclosed walled courtyard to the side as well as character features including an open fireplace, exposed ceiling beams and flag stone flooring.

Ideal for first time buyers, the property is located with easy access to several transport links including Haddenham & Thame Parkway station is within 3.5 miles, with journey times of under an hour to London Marylebone. Dinton is a traditional village with a village hall, a village pub, a Belgian restaurant and a local school and has many footpaths and circular walks in the area including the Icknield Way. The market town of Thame is within 6.5 miles and Aylesbury is less than 5 miles away, with more extensive entertainment, leisure and shopping facilities.

Viewing is highly recommended.

For more information or to arrange a viewing, please contact Connells today.

## Entrance

Front door into sitting room.

## Sitting Room

13' 6" MAX x 10' 2" MAX ( 4.11m MAX x 3.10m MAX )

Box bay window to front aspect, open stone fireplace with a cast iron grate, exposed ceiling beams, television point, telephone point, radiator, stairs to first floor.

## Dining Room / Study

10' 4" x 9' 11" MAX ( 3.15m x 3.02m MAX )

Window to front aspect, under-stairs storage, exposed ceiling beams.

## Kitchen

12' 6" To Window x 9' 11" ( 3.81m To Window x 3.02m )

Fitted kitchen comprised of wall and base units with work surfaces and tiling to complement, windows to front and side aspect, double sink with mixer tap, space for double range cooker with extractor hood, plumbing for washing machine, space for fridge/freezer.

## Bathroom

Window to front aspect, three piece bathroom with a shower over, WC, vanity wash hand basin, radiator.

## First Floor Landing

## Bedroom One

10' 2" MAX x 12' 7" MAX ( 3.10m MAX x 3.84m MAX )

Window to front aspect, radiator, door to en-suite.

## En-Suite

Window to front aspect, shower cubicle, WC, wash hand basin, vaulted ceiling, wood effect flooring.

## Bedroom Two

10' 5" MAX x 8' 2" MAX ( 3.17m MAX x 2.49m MAX )

Window to front aspect, airing cupboard, loft access, radiator.

## Outside

## Rear Garden

A stone path leads to the front door and double latch and brace picket gates to a patio and walled courtyard, flowerbeds and mature trees, the front and side aspects face south west.



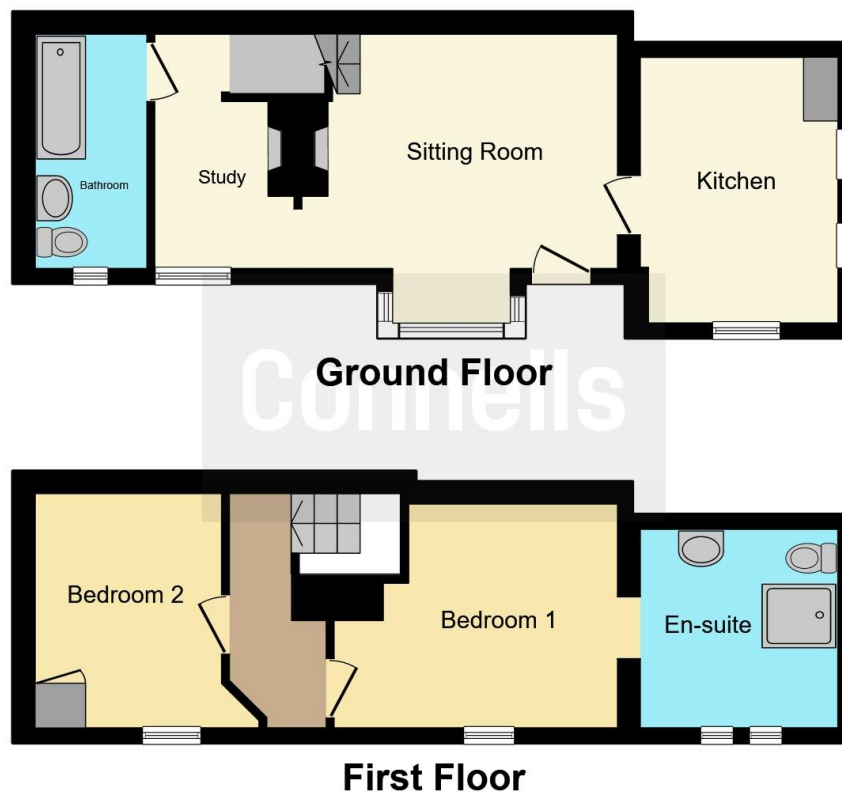












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01296 395710**  
**E [fairfordleys@connells.co.uk](mailto:fairfordleys@connells.co.uk)**

6 Hampden Square  
 AYLESBURY HP19 7HT

EPC Rating: Awaiting  
 Council Tax Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/LEY304229](http://connells.co.uk/Property/LEY304229)**



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Property Ref: LEY304229 - 0003