



# Orchard Farm Cottages

Ivinghoe Aston

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## Guide Price £600,000

entrance hall | lounge/diner | kitchen | utility | cloaks/WC | external store | first floor landing | bedroom with dressing room | two further bedrooms | family bathroom | front & rear gardens | off-road parking

A stunning Brownlow three bedroom semi-detached home with quiet village setting at the foot of the Chiltern Hills. Sympathetically extended and improved by the current owners whilst retaining many period features.

Offering spacious and characterful accommodation, the ground floor of this unique property comprises a beautifully appointed country style kitchen, utility room, lounge dining room with a wood burning stove and doors to the rear courtyard garden. Stairs rise from the sunny entrance hallway which also benefits from a refitted cloakroom/WC.

The first floor landing provides access to the three bedrooms and family bathroom. The charming master bedroom benefits from a walk-in dressing room. Bedrooms two and three are good sized doubles with built in wardrobes. The refitted bathroom is in perfect keeping with the character of this family home.

Outside there is a parking area with allocated parking for three cars, and a large landscaped front garden. There is a 16ft store room and access to the rear, as well as a storm porch over the front door. The rear garden is a private courtyard area with paved patio and mature shrubbery.

### Services

Oil fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Solar panels with battery storage. Council tax band D (Aylesbury Vale).

### Situation

Situated along the foot of the Chiltern Hills, Ivinghoe Aston is an idyllic Buckinghamshire hamlet surrounded by rolling fields and views of the Ivinghoe Beacons and Dunstable Downs. The village of Ivinghoe Aston includes the Village Church and recreational grounds, The Village Swan public house, whilst the nearby village's of Ivinghoe and Edlesborough offer a wider range of local amenities, as well as excellent schools including catchment for Aylesbury Grammar Schools. In the nearby market towns of Tring, Berkhamsted and Leighton Buzzard further amenities and local shopping facilities can be found. For commuters, the mainline stations at Cheddington and Tring are just a short drive away and provide frequent services to London Euston.

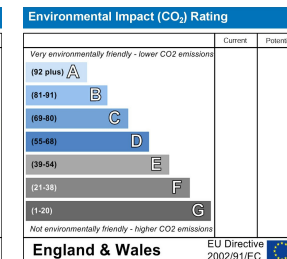
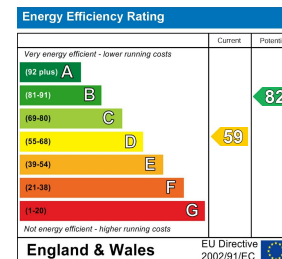
These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.



Ground Floor

First Floor

Total Area: 1276 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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