



Ballards Row, Aston Clinton, Buckinghamshire HP22 5EY

This charming and charismatic 2-bedroom Grade 2 listed thatched roof cottage is nestled away from the main road in a private row with five other cottages. The neighbourly welcome makes this the perfect place to live.



Kitchen

A brand new kitchen adds some contemporary features, blending in well with the original ledge and brace doors, without losing the charm of the old beams and character of the property. Fitted with a quartz worktop, integrated fridge, double oven and electric hob. This is complimented with a natural slate floor.

Living Room

The cosy living room with the original leaded window overlooks the generous garden area. The room has engineered oak flooring, an exposed brick chimney breast and exposed characterful timber beams to the walls and ceilings to really make this a room you can feel at home in. A period style column radiator completes the appeal of this room.

Main Bedroom

The main bedroom is also full of character with the exposed beams a theme throughout the house. The leaded window overlooks the garden. Finished with a 100% wool carpet and a period style column radiator.



Bedroom Two

The second bedroom is a very bright room, full of character, once again with a leaded window, a period style column radiator and 100% wool carpet. This room could easily be used as a great study or home office area.

Bathroom

The bathroom is served by a new hot water cylinder and fitted with a bath, basin & vanity unit under, close coupled WC and antique brassware. Once again, the exposed beams add character to this room and the tiled floor with a period style radiator make this an area you will feel able to relax in.



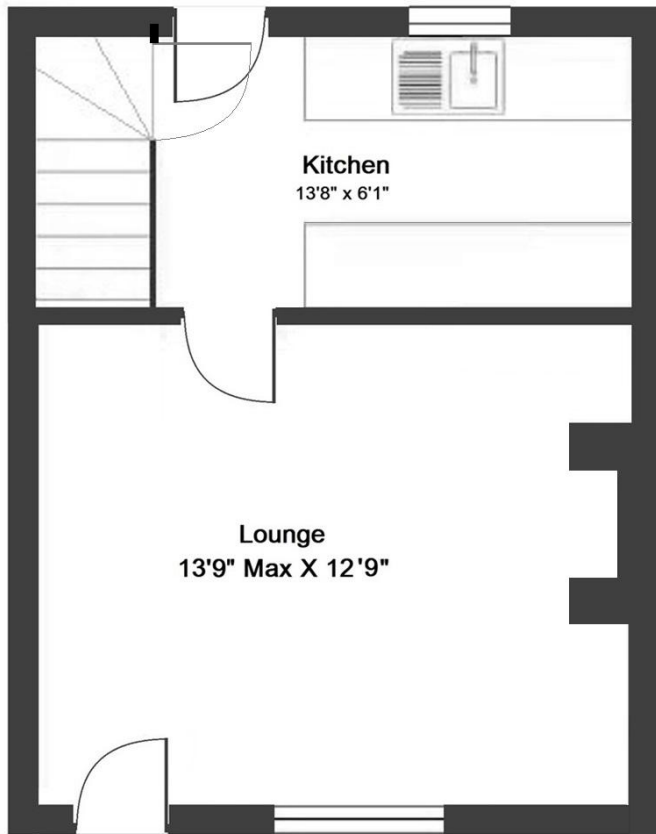
Outside

The front garden is approximately 80 ft long and is mostly laid to lawn with a flower bed to one side. The size means that the area enjoys sunshine throughout most of the day in the summer. There is also a good sized courtyard area to the rear of the property with a brick built storage shed for any garden tools to be put away..

Location

This country cottage offers an idyllic lifestyle while being just a stones throw from the beautiful thatched Oak pub and within walking distance of various other pubs and restaurants the village offers as well as the doctors surgery, dentist, church, village shop and Post Office. The A41 can be easily accessed at Aston Clinton, which in turn links the M1 and M25 motorways offering convenient access to the London airports and train stations at nearby Tring and Wendover provide a regular service to Euston and Marylebone respectively.....genuinely providing the 'best of both worlds'.





Ground Floor



First Floor



welcome to

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The entire house has been fully rewired with quality light switches and sockets in convenient locations. The windows have had secondary glazing installed that do not detract from the original beautiful leaded windows and help the house to retain heat as well as reduce any noise. The cottage has undergone a meticulous restoration with a high standard of workmanship throughout.

Price

£325,000

- NO ONWARD CHAIN
- NEWLY REFURBISHED
- TWO BEDROOMS
- FRONT AND REAR GARDEN

Tenure: Freehold

EPC Rating: Exempt

PORTFOLIO
from


brown & merry



To find out more information or to arrange a viewing call

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