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Prospect Cottage, London Road, Aston Clinton

Prospect Cottage, 72 London Road, Aston Clinton, Buckinghamshire HP22 5HN

A very unique, detached character cottage located in a tucked away position in the heart of Aston Clinton



The Property

Dating back to Circa 1776 this delightful detached cottage offers spacious, flexible accommodation over two floors, crammed full of character features and beams.

Entrance Porch

The front door opens to the entrance porch, window to side aspect, door to reception hall.

Reception Hall

A spacious reception hall with useful storage cupboards, access to main reception rooms and ground floor bathroom.

Kitchen

The kitchen is fitted with an attractive range of units with complementary marble work surfaces over, Butlers sink, matching shelves and plate rack, space for Range style gas cooker, window overlooking the garden, quarry tiled floor.

Dining / Breakfast Room

Leading from the kitchen this bright versatile room has built in bookcases and two windows to the side access, quarry tiled floor.



Lounge / Dining Room

A spacious triple aspect room, feature fireplace with stone hearth, wooden flooring, stairs rising to the first floor. The dining room is large enough to comfortably accommodate at least an eight seater dining table, wood flooring, French doors to the garden.

Bathroom

The ground floor bathroom consists of a low level wc, wash hand basin and bath, window to front aspect., tiles floor and part tiled walls.

Master Bedroom

A generous double bedroom, ample space for a king sized bed, a range of built in wardrobes, part paneled walls, window to front aspect, carpeted flooring.

Bedroom Two

A bright double bedroom, feature beams, window to the front aspect. carpeted flooring.

Shower Room

Walk in shower, low level wc and pedestal wash hand basin, fully tiled walls, wood flooring.



Outside

The property is approached by a public footpath, accessed from either London Road or Green End Street, which both offer plenty of on street parking. A secure gate leads to the front path edged with box hedging, a large stone patio area offers a great space for alfresco entertaining, the remainder of the garden is laid to lawn and is enclosed with mature trees, hedging and fencing and offers an excellent degree of seclusion. In addition to the cottages accommodation there is also a separate insulated studio with power and light which is currently used as a gym and home office.

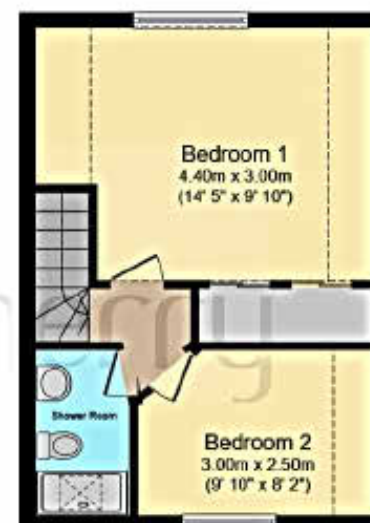
Location

Situated in the village of Aston Clinton, at the foot of the Chiltern Hills. Aston Clinton has a village shop, a choice of public houses, restaurants, doctor's surgery and dentist. There are numerous clubs and activities, including good sporting facilities at Aston Clinton Park. The nearest market town is Tring, which offers a comprehensive range of shopping facilities, including Tesco and Marks & Spencer food hall. There is easy access to the A41 which connects with Junction 20 of the M25. Tring Station offers a frequent service to London Euston (35 mins). Wendover offers an alternative service to London Marylebone (55 mins).

Education

Buckinghamshire has been renowned for its schooling for many years. Wendover has a strong selection of schools; Ofsted rated 'outstanding' primary schools, the well regarded John Colet secondary school and the catchment grammar schools, Aylesbury Grammar (boys), Sir Henry Floyd (mixed) and Aylesbury High School (girls). In the independent sector schools include Berkhamsted Collegiate and Tring Park School for the Performing Arts.





Total floor area 123.1 m² (1,325 sq.ft.) approx

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

welcome to

Prospect Cottage, London Road, Aston Clinton

Prospect Cottage is a charming, unique, detached Cottage filled with a wealth of character. The cottage dates back to Circa 1776 and can be found in a tucked away location in the heart of Aston Clinton.

Offers In Excess Of

£525,000

- Detached Character Cottage
- Two Double Bedrooms
- Two Bathrooms
- Enclosed Gardens

EPC Rating: F

Council Tax Band: E

Tenure: Freehold

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To find out more information or to arrange a viewing call

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or email Wendover@brownandmerry.co.uk
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