



Brook Street, Aston Clinton,
Buckinghamshire, HP22 5ET

TIM RUSS
& COMPANY



Brook Street
Aston Clinton
HP22 5ET

Beautifully presented cottage, extended to provide a superb kitchen/dining room with attractively landscaped south facing garden.

£389,950 Freehold



The Property

This beautifully presented cottage dates back to 1869 and successfully blends old world charm with modern day living. The property has been extended and refurbished by the present owners, is offered for sale in immaculate condition throughout and really must be viewed to be appreciated.

The accommodation comprises: porch, sitting room with an attractive fireplace housing a wood burning stove, inner hallway with stairs rising to the first floor and cleverly designed pull-out storage cupboards, fully tiled bathroom with underfloor heating and a four piece suite comprising of bath, wash basin, wc and separate shower. To the ground floor there is also a superb light and airy kitchen/dining room which again has underfloor heating and is fitted with a good range of units and integrated appliances including hob, extractor and oven, with further appliance space for dishwasher, washing machine and fridge freezer. There is ample space for a table and bi-fold doors lead out to the patio and garden. To the first floor there are two double bedrooms with a range of fitted cupboards in the main bedroom. A pull-down ladder from bedroom two leads to the attic room which is fully insulated with a velux window.

Outside

The pretty front garden is gated and has well stocked flower borders block paving, a bin store and an attractive quarry tiled pathway leading to the front door. The garden to the rear has been attractively landscaped and enjoys a sunny southerly aspect. There is a flagstone patio immediately abutting the property with colourful raised flower borders. This leads on to a good area of lawn with flower beds, a raised vegetable garden and a lovely further paved seating area to the rear of the garden.

Additional Information

Council Tax Band: C / EPC Rating: C

Location

Aston Clinton is situated within the triangle of Wendover, Tring and Aylesbury with their interesting mix of restaurants, shops and amenities. This popular village has a local shop, post office, churches, doctor's surgery and a choice of public houses and restaurants, an extensive park, large children's playground and sports facilities. Schooling is excellent. There is a highly regarded primary school in the village, grammar schools in Aylesbury

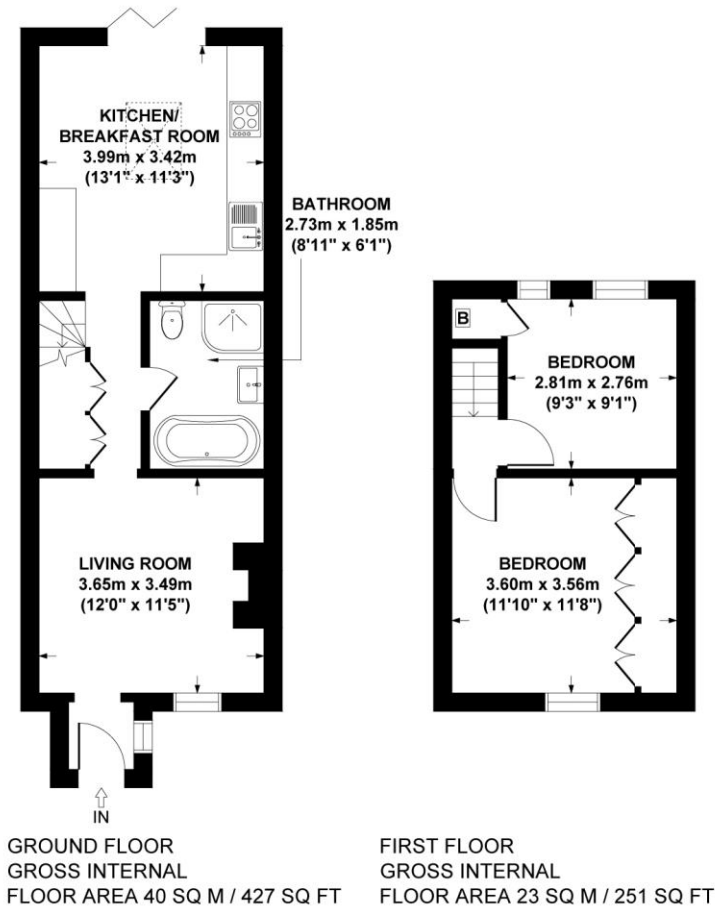
and the John Colet in Wendover. There is also a good selection of private schools in the area. For travel to London there are mainline stations in Wendover with its regular service into London Marylebone (c50 minutes) and Tring - London Euston (c35minutes) whilst access to the M25 can be found via the A41(M) or alternatively the M40 at Beaconsfield or Bicester. Nearby are some lovely rural walks, bridle paths and cycling routes with Coombe Hill, Wendover Woods and the disused arm of the Grand Union Canal nearby.

Viewings

Strictly by appointment only. 01296 621177

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC





BROOK STREET, ASTON CLINTON HP22 5ET
APPROX. GROSS INTERNAL FLOOR AREA 63 SQ M / 678 SQ FT

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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