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24 The Courtyards London Road, Aston Clinton, Aylesbury,
HP22 5GW

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Guide Price £395,000

- BEAUTIFULLY PRESENTED TWO BEDROOM COTTAGE
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- MAIN BEDROOM WITH EN-SUITE SHOWER ROOM
- PRIVATE ENCLOSED COURTYARD GARDEN
- SOUGHT-AFTER VILLAGE LOCATION CLOSE TO LOCAL AMENITIES
- LOCATED WITHIN THE EXCLUSIVE COURTYARDS DEVELOPMENT
- BRIGHT AND SPACIOUS LOUNGE
- SECOND DOUBLE BEDROOM AND FAMILY BATHROOM
- WELL MAINTAINED COMMUNAL GROUNDS
- INTERACTIVE VIRTUAL TOUR

A BEAUTIFULLY PRESENTED TWO-BEDROOM COTTAGE LOCATED WITHIN THE EXCLUSIVE COURTYARDS DEVELOPMENT IN ASTON CLINTON.

Set within the desirable and tranquil surroundings of The Courtyards, this beautifully presented two-bedroom cottage combines modern living with classic charm. Finished to a high standard throughout, the property offers stylish, low-maintenance living within a sought-after village location.

The welcoming lounge provides a warm and comfortable space for relaxation, enhanced by tasteful décor and a bright, airy feel. The modern fitted kitchen features quality units and integrated appliances, offering an ideal blend of functionality and contemporary design.

Upstairs, there are two generous bedrooms, both immaculately presented. The main bedroom benefits from a private en-suite shower room, providing an added touch of luxury, while the second bedroom is served by a modern family bathroom, both finished with elegant fittings and finishes.

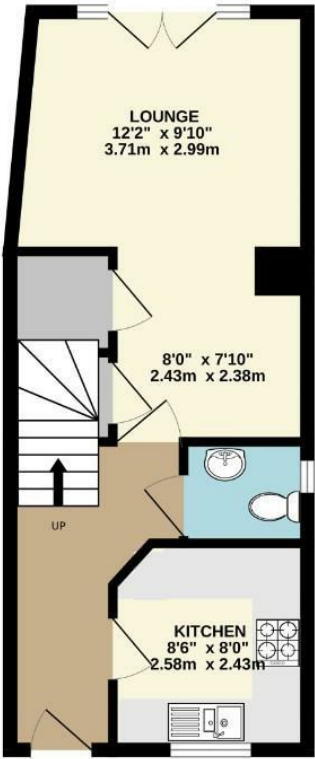
Outside, the property enjoys a private courtyard garden, perfect for alfresco dining or simply enjoying the peaceful setting. Residents also benefit from the well-kept communal grounds that make The Courtyards such an attractive and exclusive address. A private car port adds to the appeal of this property.

Located in the heart of Aston Clinton, this charming home is just a short stroll from village amenities, countryside walks, and well-regarded local schools. Excellent transport connections to Aylesbury and Tring stations ensure easy access to London and surrounding towns, making it an ideal choice for commuters and downsizers alike.

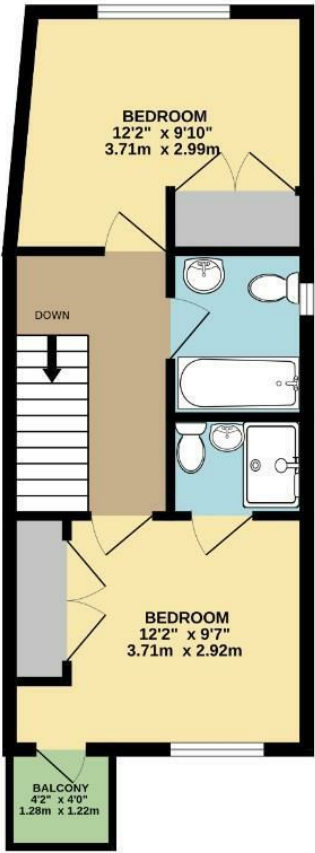
A delightful and beautifully finished cottage offering comfort, character, and convenience within one of Aston Clinton's most prestigious developments.

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GROUND FLOOR
361 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metagix 5/2025

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 









