



London Road Aston Clinton Buckinghamshire HP22 5HS

London Road, ASTON CLINTON, HP22 5HS

Offers in the region of **£350,000** FREEHOLD

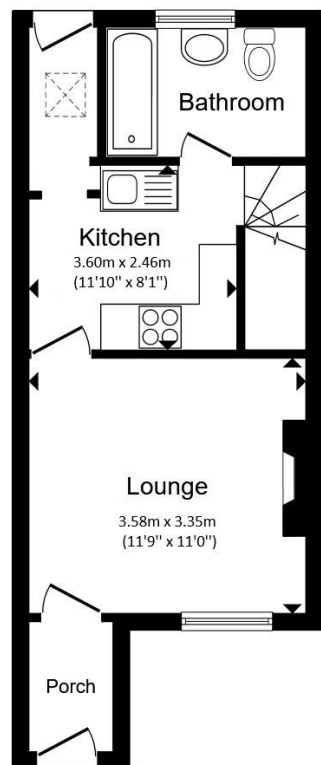
A gorgeous character cottage, with garden, parking and a garage, close to shops, pubs and amenities.

This charming Victorian cottage built circa 1850, is located in the very centre of the village just along the road from the village shop and Post Office and the Bell Inn, and moments from glorious countryside and Canalside walks. The house is set behind a cottage garden with a gate opening to a pathway leading the front door. The entrance porch offers space to hang your coat and kick off your shoes before continuing through to the lounge. The lounge features a multifuel burner, creating a cosy atmosphere in the winter months, and oak flooring. The kitchen is fitted with an electric oven and hob with an extractor hood above and there is space for various other appliances. A back porch leads through to the rear garden. The bathroom is fitted with a white suite and part tiled walls and upstairs are two double bedrooms. The pretty rear garden consists of a brick patio and pathway, lawn and timber shed and a back gate opens to the parking and the garage. The garage has power and light.

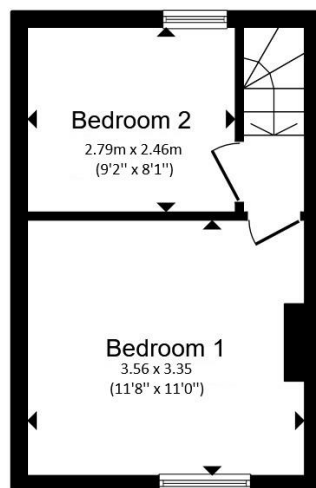
This charming cottage is beautifully presented and is situated in the centre of Aston Clinton Village. There are several pubs within walking distance, including The Oak; a traditional thatched family pub/restaurant, and The Bell Inn. The village store and post office are just along the road, and the primary school, church, cricket club, Aston Park (excellent for dog walks) with play area, café, five a side football pitch and allotments are all very nearby. The village also has an Indian restaurant, a petrol station with Costa Coffee, doctors' surgery, dentist and pharmacy. There are several excellent golf courses a short drive away including Chiltern Forest a little over half a mile away. There is a regular bus service through the village linking Aylesbury to Watford and the A41 dual carriageway is easily accessible giving convenient access to the M25 (jtn 20) in 15 mins or so making the journey to Heathrow and other London airports quite simple. There are train stations at Tring (serving London Euston) and nearby Wendover and Aylesbury (Marylebone). The property also falls within the catchment area for the highly sought after Grammar Schools in Aylesbury.



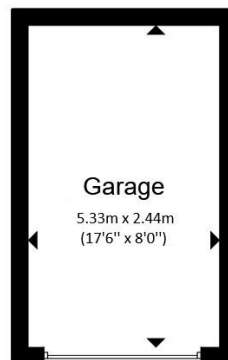




Ground Floor



First Floor



Garage



TRG108728 – Version 2

EPC rating – TBC Council Tax Band - B

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Total floor area 61.1 m² (658 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.propertybox.io

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