



BROOK STREET
ASTON CLINTON, HP22 5ES

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Offers in excess of **£800,000**

A truly unique property: Victorian family home with five bedroom to include self-contained two bedroom annex, gardens and a 50ft x 23ft (with 15ft height) garage and workshop with gated driveway access.

This Victorian cottage is situated in the Buckinghamshire village of Aston Clinton and offers more than meets the eye; for starters, there is a Victorian family home with three bedrooms. Attached to the rear is a self-contained two-bedroom house providing ancillary accommodation. The annex has independent access directly from the gated courtyard although access from the main house can easily be reinstated if required. There is a sunny and secluded private rear garden with garden room, and the afore mentioned courtyard which provides access to all the property including the large garage/workshop. There is a driveway with twin timber gates giving vehicular access to the courtyard and workshop. The garage/workshop measures 50' x 23' max with an office with kitchenette and iron staircase which leads to a mezzanine storage area and another office. Three phase electrics to the workshop enable a variety of uses.

The main house briefly comprises: entrance hall, lounge with fireplace, double glazed bay window and French doors, dining room, kitchen, rear lobby leading to a w/c and the courtyard (and previously gave access to the annex). Upstairs are three bedrooms and a lovely spacious family bathroom compete with 'ball & claw' bathtub.

The annex comprises: Entrance hall (accessed from the courtyard), living room, kitchen/diner, bathroom, two first floor bedrooms and en-suite shower.

This charming and versatile cottage is situated midway along Brook Street, close to the centre of Aston Clinton Village. Further along the road, just a short stroll away, is The Oak; a traditional thatched family pub/restaurant, and within easy walking distance you will find the village store and post office, The Bell Inn, primary school, church, cricket club, Aston Park (excellent for dog walks) with play area, café, five a side football pitch and allotments. There are various restaurants, 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 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.







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EPC rating – D Council Tax Band - D

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