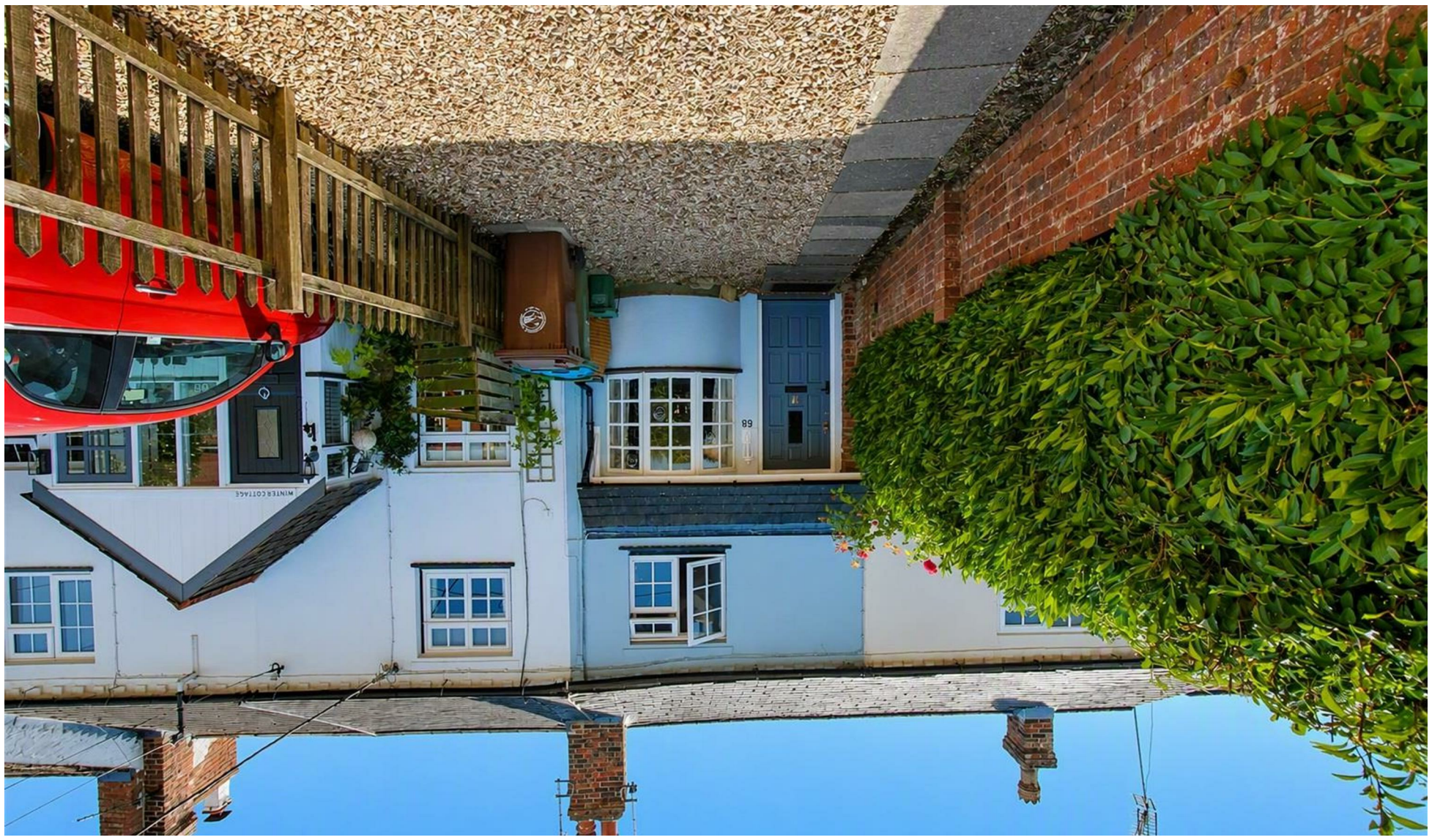
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Aston Clinton

OFFERS IN EXCESS OF £300,000



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Aston Clinton

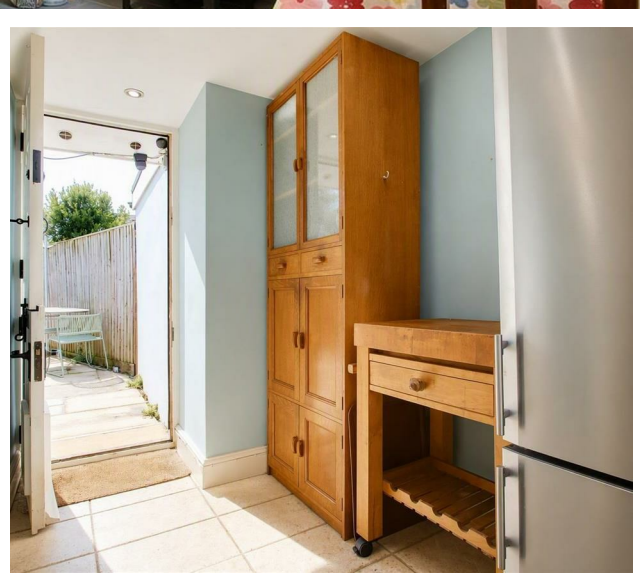
OFFERS IN EXCESS OF

£300,000

Offered for sale with no upper chain is this wonderful character cottage with the benefit of driveway parking to the front. A charming period home with wood burning stove to the living room and a useful breakfast room directly off the kitchen. With two double bedrooms and fully enclosed private garden with useful cabin at the rear boundary.

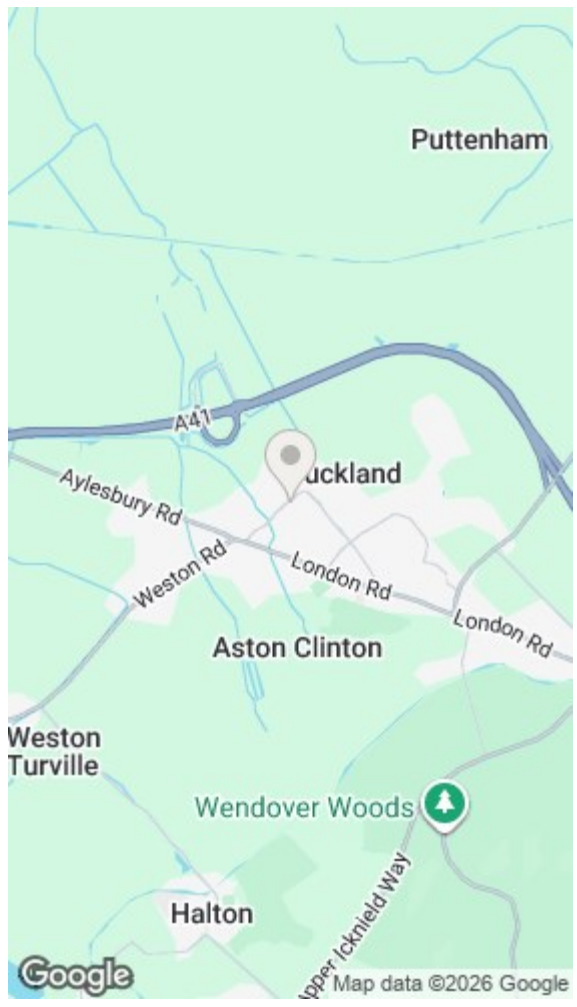


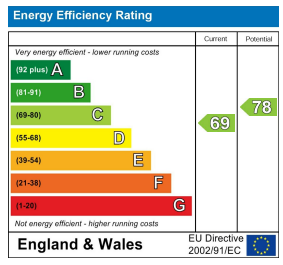


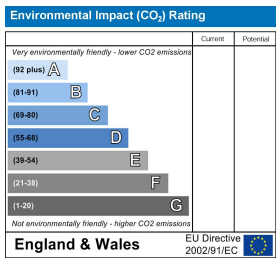


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Total area: approx. 60.0 sq. metres (646.0 sq. feet)

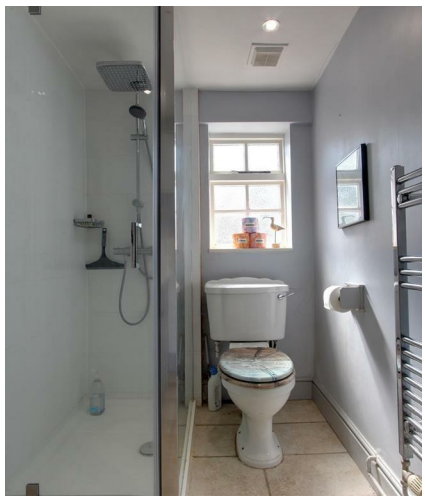
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Boasting a fully enclosed Southerly facing garden with useful cabin with direct access to a pathway to the rear.





Ground Floor
A characterful front door with obscured glass insert opens to the living room which has wide plank engineered Oak flooring. With a window to the front aspect the living room also boasts a cast iron wood burning stove with shelving to either side of the chimney breast. From here a door opens to the kitchen which is fitted with a range of base and eye level units with space and plumbing for a washing machine, an integrated oven with hob and extractor over and wood worktops. From here a door opens to the stairs which rise to the first floor landing and there is an opening to the breakfast room which has a door to the rear garden and a door to the ground floor bathroom which is fitted with a double width shower cubicle, wash basin and low level wc.

First Floor
The first floor landing has doors opening to both double bedrooms with one over looking the front and the second giving elevated views over the lovely rear garden. From the second bedroom a hatch opens to an extensive and fully boarded attic space which could be converted into a hobbies room if desired.

Outside
Rare for a character cottage there is driveway parking to the front of the property laid to shingle with flagstone pathway leading to the front door. Directly to the rear of the house is a private and fully enclosed garden which has a large flagstone patio area with a pathway leading to the rear boundary where there is a large timber cabin which can be independently accessed via a pathway to the rear making it an ideal space for fully conversion to a home office or even treatment room which clients could visit independently of coming through the house or garden.

The Location
Set amidst the glorious countryside of the Chiltern Hills, Aston Clinton provides a superb village location. Sought after by families; the area offers the envied grammar school education system, providing a wide choice of local senior schools including the Sir Henry Floyd Grammar School, Aylesbury High School for girls and Aylesbury Grammar School for boys. There is also a number of local primary schools.

Village Ambiance
Whilst retaining its traditional village atmosphere and providing local convenience shopping, Aston Clinton is also well connected for those travelling further afield. The town of Wendover is within a short driving distance and offers a range of specialist shops, banks, cafes, restaurants, boutiques and Metro style supermarkets. The towns of Tring and Aylesbury are also within reach providing a choice of department and superstores. There is a host of historic country pubs and inns around the area, with restaurants offering cuisines to suit most tastes. Aston Clinton itself boasts a wide range of popular cuisine at The Bell, which is within walking distance of The Chilterns.

Agents Information For Buyers
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Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be accepted. The charge for this is £75 plus VAT per person.
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