



Ballards Row College Road South, Aston Clinton - HP22 5EY
£280,000

 **TIM RUSS**
& Company



Ballards Row College Road South

Aston Clinton, Aylesbury

- Grade II Listed
- Sitting Room
- Kitchen
- Bedroom
- Bathroom
- Gardens
- Outbuildings

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.



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Aston Clinton, Aylesbury

A delightful Grade II Listed cottage, full of character, situated in the village of Aston Clinton with a pretty cottage garden.

Forming part of a row of six similar cottages is this beautiful, Grade II listed cottage dating back to the early 19th Century. The cottage is full of character with features such as the thatched roof, exposed beams, stable doors and wood burning stove. The accommodation comprises: sitting room, kitchen, a good sized bedroom with a large wardrobe cupboard and a bathroom fitted with a white suite including a roll top bath.

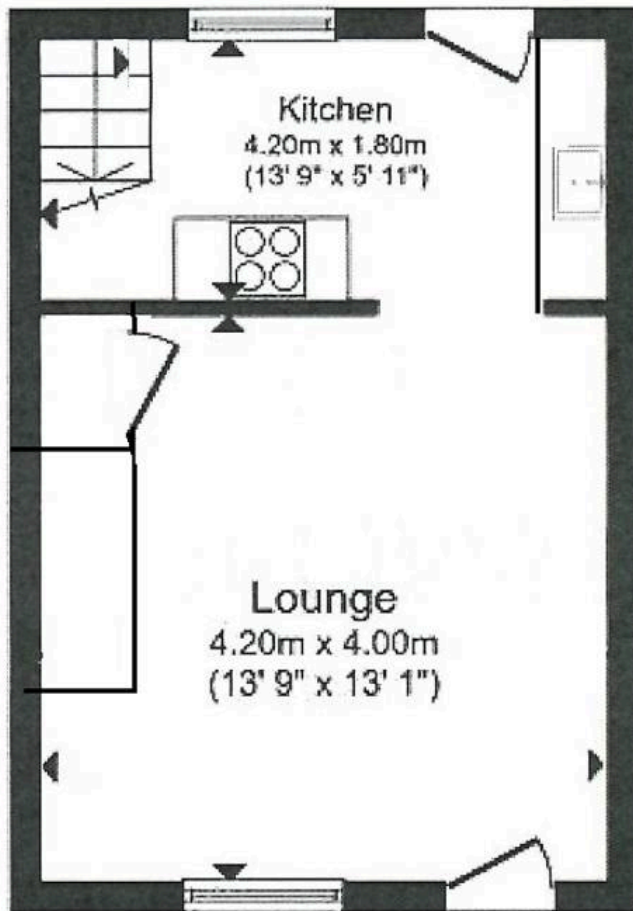
Council Tax band: C

Tenure: Freehold

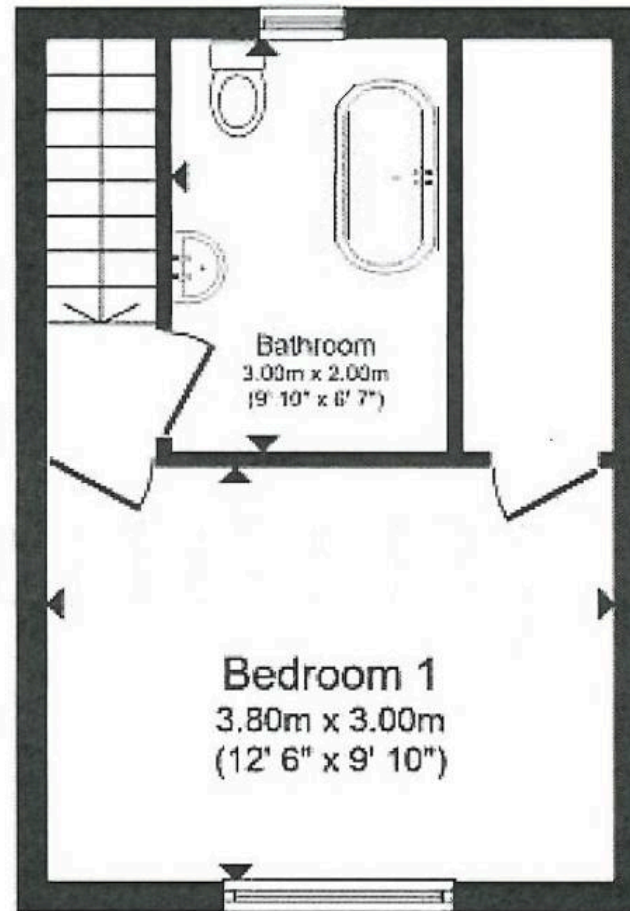
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Ground Floor



First Floor

Total floor area 50.0 sq. m. (538 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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