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you to **sell** or **let** your **property**?
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Temptation comes in many forms...



Aston Clinton
OFFERS IN EXCESS OF £300,000

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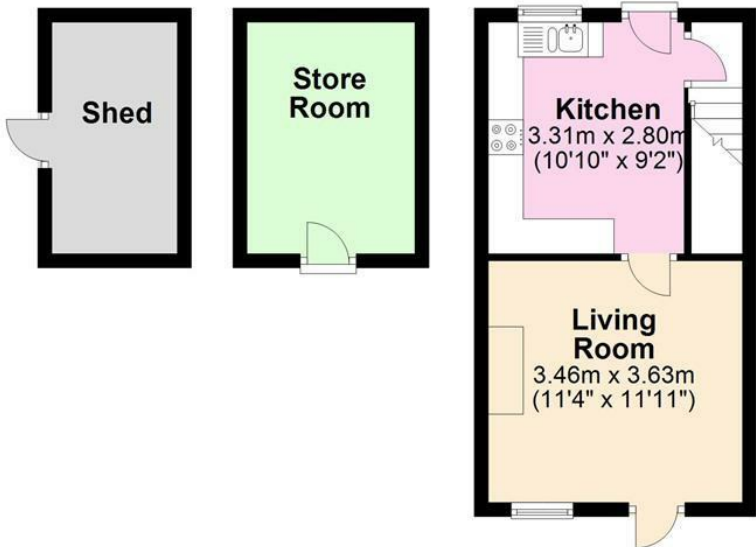
A absolutely delightful character cottage in the heart of the village offering two bedrooms and the rare advantage of a first floor bathroom. There is an open grate fireplace and a refitted kitchen. Outside there are a number of outbuildings and a private garden.



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Ground Floor

Approx. 38.8 sq. metres (417.9 sq. feet)



First Floor

Approx. 23.1 sq. metres (248.5 sq. feet)



Total area: approx. 61.9 sq. metres (666.4 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



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





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A wonderful period cottage in the heart of this sought after village.



Entrance
Canopied entrance porch . Half glazed wood effect composite door to:

Living Room
Double Glazed window to front.
Open grate fireplace with wooden mantel and tiled hearth. Double panelled radiator.

Kitchen/ Breakfast Room
Double glazed window to rear, recently installed fitted kitchen with wall & base units with granite effect work surface over and several drawer units under. Glazed window to rear. Latch and brace door to outside. Stainless steel one and a half bowl sink unit with drainer. Belling Synergie electric oven with Belling 'Synergie' gas hob with cooker hood. Tiling to splash sensitive areas. Integrated 'Indesit' washing machine. Integrated Belling fridge. Inset ceiling downlighters. Ceramic tiled flooring. Stairs rising and turning to first floor landing.

First Floor Landing
Doors to all first floor accommodation. Hatch to loft space which is part boarded.

Bedroom One
Double Glazed window to rear. Radiator. Coving to ceiling. Latch and brace door to airing cupboard with shelving. Power points.

Bedroom Two
Double Glazed window to front. Radiator. Victorian style cast iron fire place. Power points.

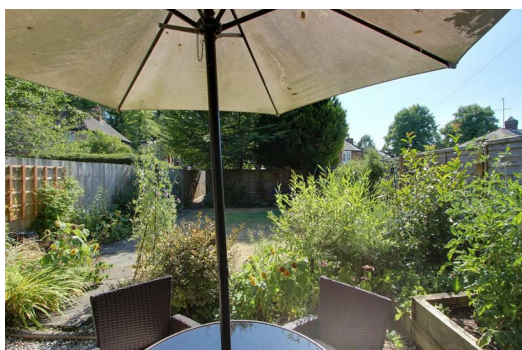
Bathroom
Double glazed window to front. Part tiled. Radiator. Fitted with a white three piece suite comprising wall mounted sink, low level wc and .hip bath with mixer tap and independently operated wall mounted Aqualisa shower over.

Outside

To The Front
Enclosed by a low wall and gate, paved area for potted plants.

To The Rear
Gated access from side with a path that leads through to an enclosed rear garden which is mainly laid to lawn with borders of mature shrubs and bushes with paved patio area and area laid to shingle.

Outhouses
Covered access to pitched roofed outbuilding with light and power and sash window. Second outbuilding used as storage shed.



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