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5 Brook Cottages, Ivinghoe Aston, Leighton Buzzard, LU7 9DG

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Offers In Excess Of £365,000

- CHARMING TWO-BEDROOM COTTAGE
- BEAUTIFULLY PRESENTED THROUGHOUT
- OPEN-PLAN KITCHEN AND LOUNGE
- PRIVATE AND ENCLOSED REAR GARDEN
- IDYLLIC VILLAGE LOCATION WITHIN EASY REACH OF IVINGHOE BEACON AND THE CHILTERNS
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN
- UNIQUE AND PICTURESQUE APPROACH ACROSS A BROOK
- TWO WELL-PROPORTIONED BEDROOMS
- ADDITIONAL COURTYARD PROVIDING FURTHER OUTDOOR SPACE
- INTERACTIVE VIRTUAL TOUR

Nestled within the picturesque village of Ivinghoe Aston, this charming two-bedroom cottage offers a wonderful opportunity to enjoy village living in a truly characterful setting. Beautifully presented throughout, the property combines comfortable accommodation with delightful outdoor spaces and a particularly unique approach, accessed via a crossing over a brook, creating an enchanting first impression. Offered to the market with no onward chain.

The ground floor offers an inviting open-plan arrangement, thoughtfully incorporating the kitchen and lounge to create a welcoming and sociable living environment. The kitchen provides a practical space for everyday cooking, flowing naturally into the lounge, which offers ample room for comfortable seating and relaxation. The layout makes excellent use of the available space, creating a home that feels both inviting and functional.

Stairs rise to the first floor, where two well-proportioned bedrooms provide comfortable accommodation. The main bedroom offers a generous retreat, while the second bedroom lends itself equally well to use as a guest room or home office. A family bathroom completes the first-floor accommodation.

Externally, the property continues to impress with its private enclosed garden, providing a wonderful setting for outdoor dining, entertaining or simply enjoying the peaceful surroundings. An additional courtyard offers a further versatile outside space, ideal for morning coffee or unwinding at the end of the day.

One of the property's most distinctive features is undoubtedly its charming approach across the brook, adding a wonderful sense of individuality and character rarely found in more conventional homes. The property also benefits from an air source heat pump and Rockwool insulation, helping to improve energy efficiency, comfort and insulation throughout the home.

Ivinghoe Aston is a picturesque Buckinghamshire hamlet nestled at the foot of the Chiltern Hills, surrounded by rolling countryside and enjoying a wonderful rural atmosphere.

The village offers an appealing sense of community, with The Village Swan public house providing a popular local gathering place. The neighbouring village of Ivinghoe offers a wider selection of everyday amenities, including local shops, a post office, pharmacy and doctors' surgery.

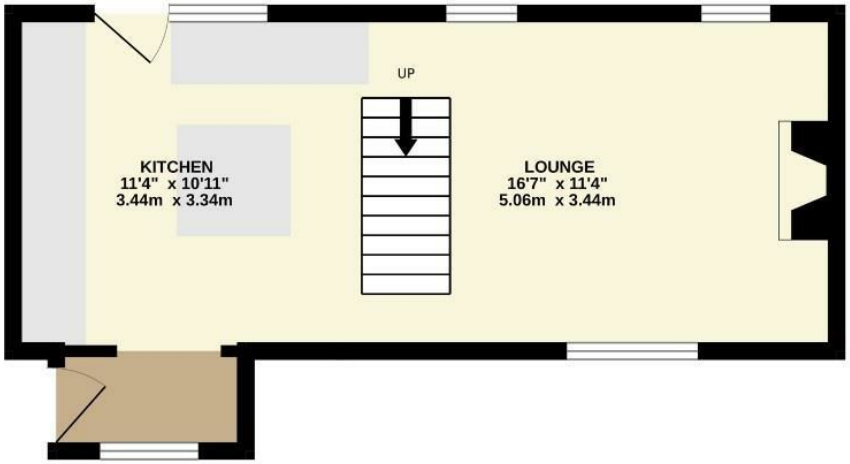
For those who enjoy the outdoors, the surrounding countryside provides an abundance of opportunities for walking, cycling and exploring. The renowned Ivinghoe Beacon and National Trust-managed Ashridge Estate are within easy reach, offering spectacular views, ancient woodland and beautiful walking routes through the Chilterns National Landscape.

Despite its peaceful rural setting, Ivinghoe Aston is conveniently positioned for access to the nearby market towns of Tring and Leighton Buzzard, both offering an excellent range of shopping, dining and leisure facilities.

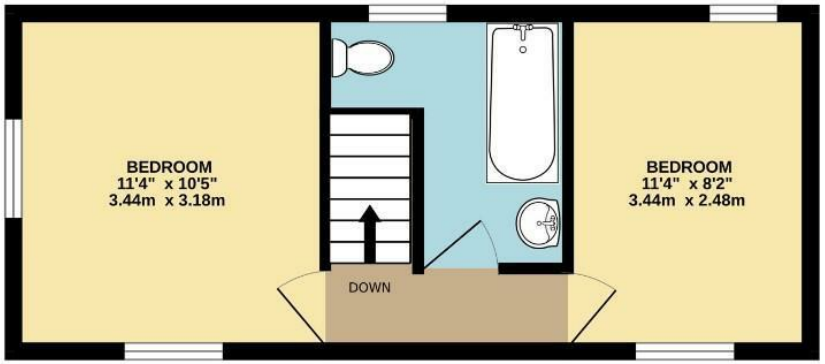
For commuters, the nearby mainline railway stations at Cheddington and Tring provide services towards London Euston and Milton Keynes, making the location particularly appealing for those wishing to combine countryside living with access to the capital.

With its charming village surroundings, beautiful countryside and convenient transport connections, Ivinghoe Aston offers a delightful balance of rural tranquillity and everyday convenience

GROUND FLOOR
326 sq.ft. (30.3 sq.m.) approx.

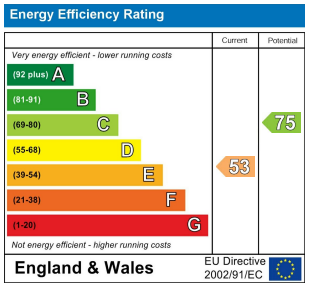


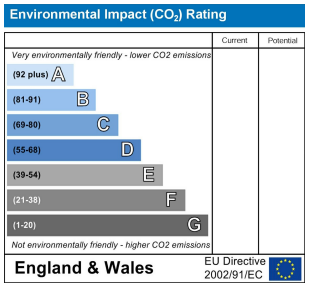
1ST FLOOR
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA : 628 sq.ft. (58.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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