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5 Ballards Row, College Road South, Aston Clinton, Aylesbury, HP22 5EY

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Offers In Excess Of £275,000

- CHARMING GRADE II LISTED EARLY 19TH CENTURY COTTAGE
- TUCKED AWAY POSITION WITHIN A ROW OF JUST SIX COTTAGES
- CHARACTERFUL COSY LIVING ROOM
- FRONT AND REAR GARDENS
- EXCELLENT ROAD AND RAIL LINKS TO LONDON AND SURROUNDING AREAS
- NO ONWARD CHAIN
- WEALTH OF PERIOD FEATURES INCLUDING EXPOSED BEAMS AND FLOORBOARDS
- SPACIOUS DOUBLE BEDROOM WITH VAULTED CEILING
- WALKING DISTANCE TO LOCAL AMENITIES, PUBS AND RESTAURANTS
- INTERACTIVE VIRTUAL TOUR

Nestled within a charming row of just six Grade II listed cottages, this delightful character home occupies a secluded and picturesque setting in the highly desirable Buckinghamshire village of Aston Clinton. Surrounded by the stunning Chiltern Hills countryside, the property offers an enviable blend of rural tranquillity and everyday convenience. This wonderful cottage comes to the market with no onward chain.

Steeped in history and dating back to the early 19th century, this enchanting cottage is brimming with period charm and original character features throughout. Offering a wonderful opportunity to enjoy village life in a beautiful countryside setting, the property is perfectly positioned just moments from the renowned thatched Oak pub and within easy walking distance of a range of local amenities including additional pubs and restaurants, a village shop, Post Office, church, doctor's surgery and dentist.

For commuters, the village enjoys excellent transport connections. The nearby A41 provides convenient access to both the M1 and M25 motorways, while rail services from Tring and Wendover offer direct links into London Euston and Marylebone respectively, making this an ideal location for those seeking a balance between country living and city accessibility.

The accommodation is both cosy and characterful. The living room features exposed beams, wide floorboards and an attractive leaded window overlooking the garden. The current owner uses an electric stove which provides the main source of heating.

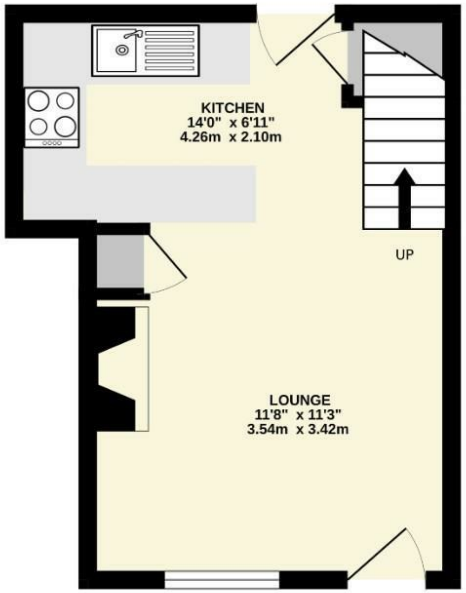
To the rear, the open-plan kitchen is fitted with a range of units and incorporates an integrated electric oven and hob, offering a practical yet sympathetic space in keeping with the cottage's heritage.

The first floor is home to a spacious double bedroom with a striking vaulted ceiling, exposed floorboards and a leaded window fitted with traditional wooden shutters, enjoying pleasant views across the garden.

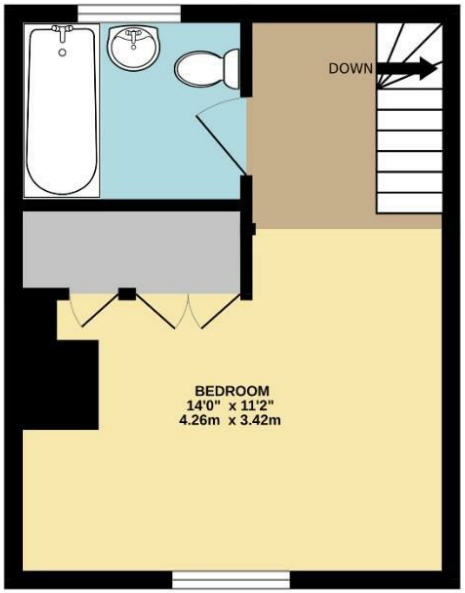
Outside, the property benefits from gardens to both the front and rear, with pathways running along the terrace providing access.

Further enhancing the appeal of the property, the main thatched roof was professionally re-thatched by a master thatcher in approximately 2009, while the current owner has recently undertaken replacement of the roof ridge which had been done in March 2026, helping to preserve the cottage's historic character for years to come.

GROUND FLOOR
220 sq.ft. (20.4 sq.m.) approx.



1ST FLOOR
244 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA : 484sq.ft. (45.0 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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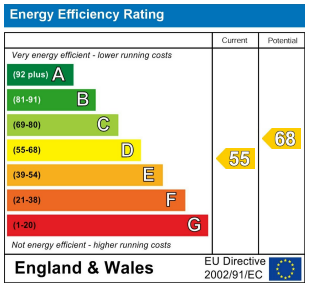

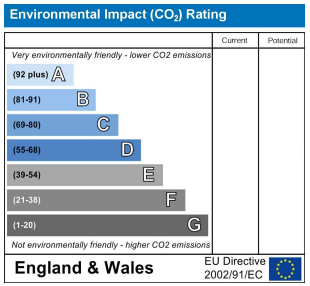

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TWINKLE TOES