



Littlegate Aylesbury Road, Askett
£750,000



Set within a gated 0.19-acre plot, this charming late-1800s cottage blends period character with thoughtful modern upgrades. The property features painter-rendered elevations and a double garage with electric door, power supply and ample driveway parking.

The private west-facing garden is a real highlight, enjoying afternoon and evening sun and offering a full-width patio, lawn, well stocked borders, plus a shed and greenhouse ideal for keen gardeners or relaxed outdoor entertaining.

Internally, the cottage retains a wealth of period features, including exposed beams, original internal latch doors, and a character fireplace with log burning stove in the sitting room. Living accommodation is well balanced, with a separate dining room, utility/cloakroom, and a modern conservatory added in 2017, which enjoys attractive views over the garden and provides an excellent additional reception space.

Since 2017, the property has benefited from a comprehensive programme of modern enhancements, including a new boiler, water softener, replacement windows, bathroom refurbishment, kitchen modifications, updated flooring, redecoration, and the conservatory addition as well as the log burning stove.

Upstairs are two generous double bedrooms, both with vaulted ceilings and exposed beams, with the principal bedroom enjoying a dual aspect. The bathroom is well appointed with a freestanding roll-top bath, complementing the home's period charm.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

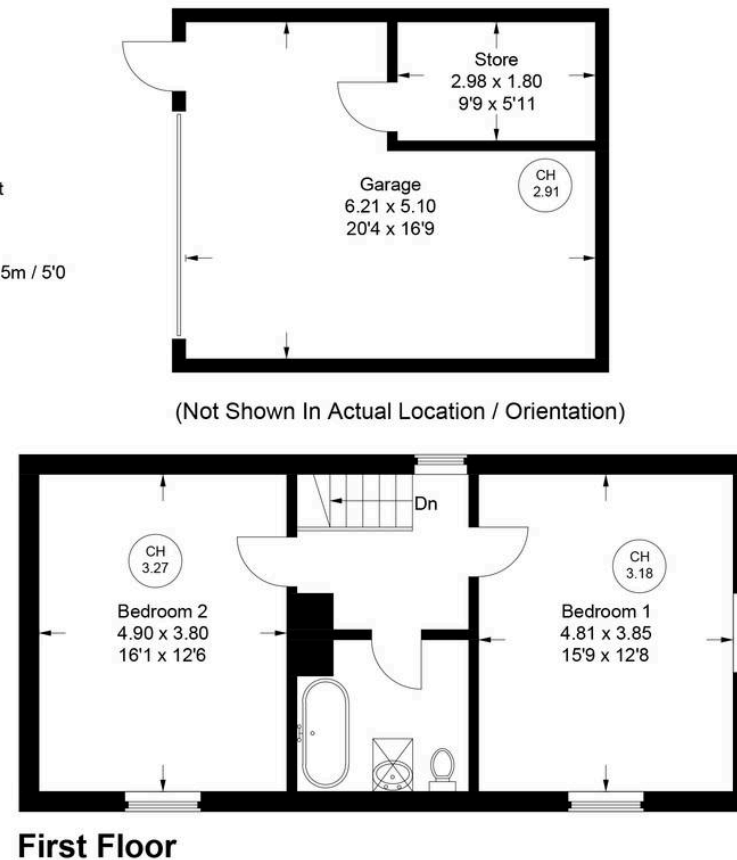
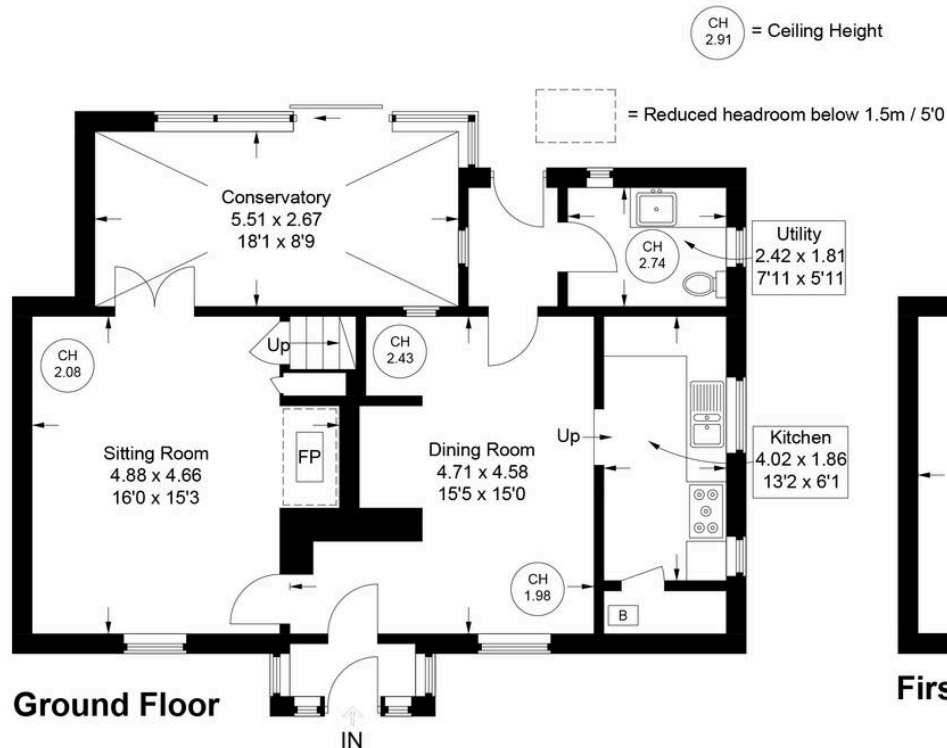
EPC Environmental Impact Rating: F

- 19th Century Cottage
- Modern enhancements from 2017
- Exposed beams, internal latch doors, fireplace
- Two double bedrooms, modern bathroom
- Sitting room with log burning stove
- Dining room and modern conservatory
- Kitchen, utility room and cloakroom
- Gated driveway, double garage
- Private rear garden
- Askett village location

Located in the sought-after village of Askett, the property is within easy reach of the village pub and restaurant, and benefits from a regular bus route linking High Wycombe and Aylesbury via Princes Risborough.







Littlegate Aylesbury Road, HP27 9LY

Approximate Gross Internal Area
 Ground Floor = 76.0 sq m / 818 sq ft
 First Floor = 50.4 sq m / 542 sq ft
 Garage And Store = 31.6 sq m / 340 sq ft
 Total = 158.0 sq m / 1700 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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