



Littlegate Aylesbury Road, Askett - HP27 9LY  
£750,000

 **TIM RUSS**  
& Company



- 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, garage / outbuilding
- Private rear garden
- Askett village location

Nestled at the foot of the Chiltern Hills, Askett is a charming and sought-after hamlet within Princes Risborough. Set within an Area of Outstanding Natural Beauty and Conservation Area, it offers attractive period homes, a peaceful rural setting and a strong sense of community. The village is home to the popular The Three Crowns pub, with wider amenities and mainline rail links available in nearby Princes Risborough. An ideal location for those seeking quintessential Chiltern countryside living with excellent connectivity.



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 garage / outbuilding with electric roller 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 two sheds 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, 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.

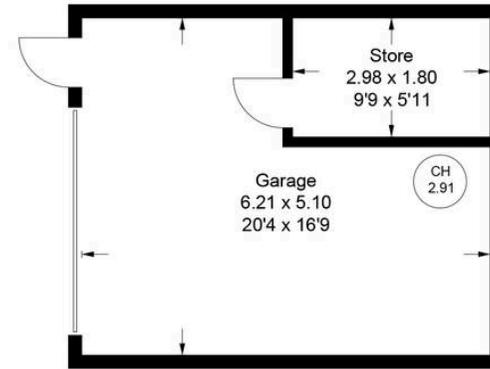
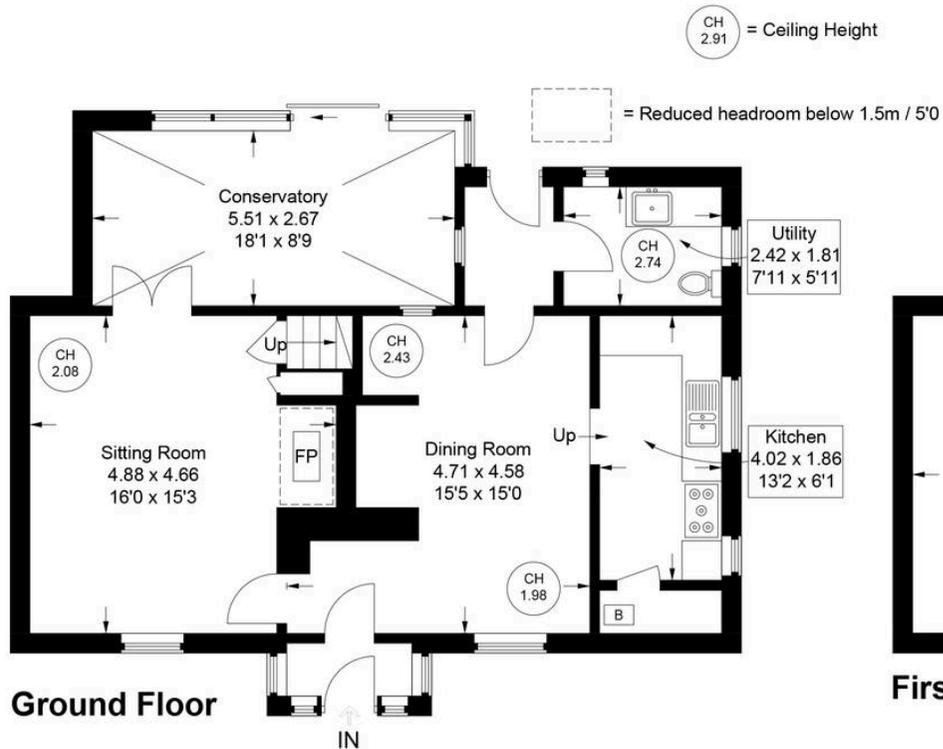
Council Tax band: D

Tenure: Freehold

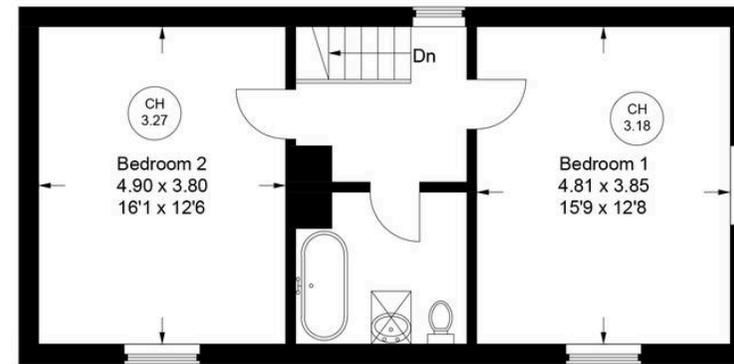
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





(Not Shown In Actual Location / Orientation)



First Floor

## 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.



## Tim Russ and Company

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