



The Cottage, Ashendon - HP18 0HB

Guide Price £585,000

 **TIM RUSS**
& Company



The Cottage

Ashendon, BUCKINGHAMSHIRE

- STUNNING COTTAGE IN A STUNNING LOCATION WITH STUNNING VIEWS
- PERIOD FEATURES INCLUDE EXPOSED BEAMS, BRACE AND LATCH DOORS AND A LOVELY WOOD BURNING STOVE
- THERE ARE TWO RECEPTION SPACES, THE SITTING ROOM HAS THE WOOD BURNING STOVE.
- BEAUTIFULLY APPOINTED HAND CRAFTED KITCHEN WITH DOUBLE DOORS ONTO THE GARDEN
- THE FIRST FLOOR OFFERS THREE BEDROOMS. THE PRINCIPAL HAS FITTED WARDROBES AND WONDERFUL FAR REACHING VIEWS
- A WELL APPOINTED BATHROOM COMPLETES THE ACCOMMODATION
- DRIVEWAY PARKING FOR TWO MOTOR VEHICLES
- EXCEPTIONAL GARDENS WHICH ARE BEAUTIFULLY PLANTED WITH SHRUBS AND INTERESTING BORDERS.
- TERRACES FOR ENTERTAINING AND A VIEWING POINT TO ENJOY THE VIEWS ACROSS THE VALE COMPLETES THIS LOVELY COTTAGE



The Cottage

Ashendon, BUCKINGHAMSHIRE

Step inside this exceptional period cottage and discover a home brimming with character, charm, and beautifully presented outside space, perfectly positioned to capture truly stunning views. The welcoming entrance hall immediately sets the tone, featuring exposed beams and attractive brace and latch doors that enhance the home's timeless appeal.

The cosy sitting room is a standout feature, centred around a charming wood-burning stove, creating the perfect space for relaxing evenings or entertaining guests. A second reception room offers excellent versatility for dining, reading, or additional living space, while the handcrafted kitchen is thoughtfully designed with quality finishes and double doors opening onto the garden, allowing natural light to pour in and seamlessly connecting the indoors with the outside space.

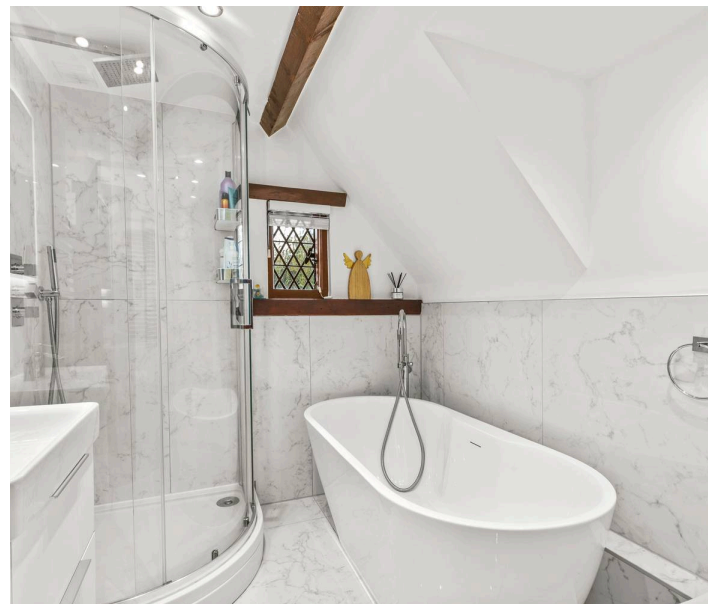
Upstairs, the property offers three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and breath-taking panoramic views. The stylish family bathroom is beautifully appointed, providing comfort and practicality for modern living.

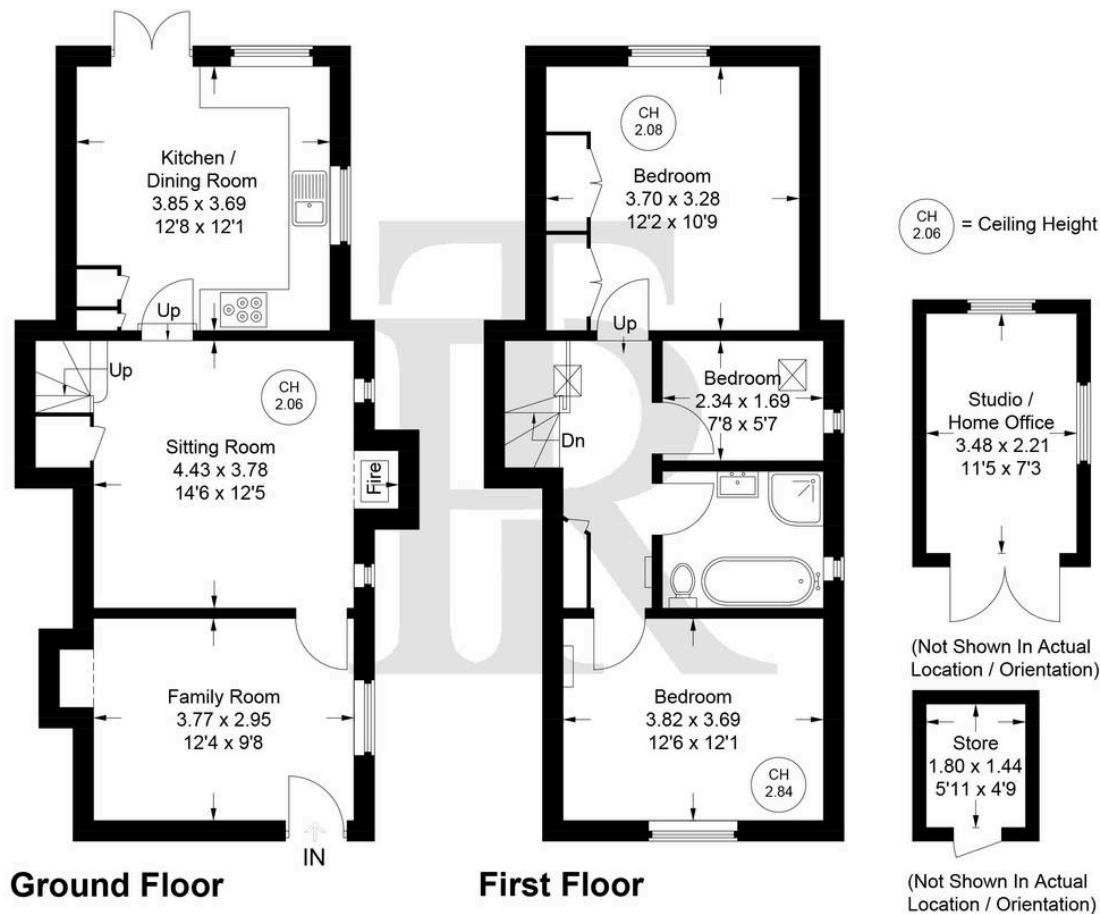
Outside, the cottage continues to impress with its delightful garden and outdoor seating areas, ideal for al fresco dining, entertaining, or simply enjoying the peaceful surroundings and far-reaching views. Private driveway parking for two vehicles further enhances the convenience of this charming home.

Combining characterful period features with modern comforts, this truly special cottage offers an idyllic lifestyle in a picturesque setting

Council Tax band: E Tenure: Freehold

EPC Energy Efficiency Rating: E





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Approximate Gross Internal Area
 Ground Floor = 44.3 sq m / 477 sq ft
 First Floor = 43.0 sq m / 463 sq ft
 Outbuildings = 10.3 sq m / 111 sq ft
 Total = 97.6 sq m / 1051 sq ft

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

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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By law we must verify every seller and buyer for anti-money laundering purposes.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



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