



London Road | Aston Clinton| Buckinghamshire | HP22 5HG

 Christopher Pallet
Professional advice since 1973

**Forge House London Road
Aston Clinton
Buckinghamshire
HP22 5HG**

**Offers In Excess Of £600,000
Freehold**

A truly charming 16th Century Grade II listed thatched cottage, nestled in the heart of a sought-after Buckinghamshire village.

Forge House, believed to be the oldest property in the village, dates back to the late 1500s and boasts a rich and varied history, having previously served as a village school, a forge, and even a public house. Today, it stands as a beautifully preserved example of period architecture and is a testament to the care and dedication of its current owners. The property is brimming with character features, including exposed timber beams, original latch doors, and fireplaces with exposed brickwork, all adding to its timeless appeal. A loft room offers exciting potential for conversion into a generous master suite, subject to the usual consents. Outside, electric double gates open onto a private, well-maintained garden with a gravelled driveway leading to a detached garage. Offered with no onward chain, Forge House presents a rare opportunity to own a piece of the village's history in a truly special setting.





A 16th Century thatched cottage
immaculately presented
throughout
with versatile living accommodation



A wealth of character
features throughout
the cottage

On The Ground Floor

The front door opens into a welcoming entrance hall with stairs rising to the first floor and access to the bright and airy dining room, with a brick fireplace and a charming bay window overlooking the rear garden. The dual-aspect kitchen is thoughtfully designed, fitted with a range of cabinetry offering ample storage, and equipped with modern appliances, blending functionality with style. A rear lobby provides convenient access to the garden and creates a natural flow between the dining room and the sitting room. The sitting room is a standout space, full of character with exposed beams across both the walls and ceilings. A beautiful brick fireplace with the original bread oven, a log burner and an exposed beam mantle forms a striking centre piece, adding warmth and a cosy atmosphere to this inviting, dual-aspect room.

On The First Floor

Upstairs, the property offers three well-proportioned bedrooms, each with its own charm and character. From the principal bedroom, there is access to a generous loft room, currently arranged into two distinct areas which can offer excellent potential for additional living accommodation, such as a master suite, home office, or studio. The first floor also features a beautifully appointed family bathroom, complete with a four-piece white suite, and a separate cloakroom for added convenience.

Outside

The front garden is attractively enclosed by a wrought iron fence, with a pathway leading to the front door, adding to the property's kerb appeal. To the rear, a private enclosed garden offers a peaceful retreat, featuring a generous patio seating area that opens onto a level lawn ideal for outdoor entertaining or quiet relaxation. Electric double gates provide secure access to a gravelled driveway, which leads to a detached single garage, offering both convenience and privacy.



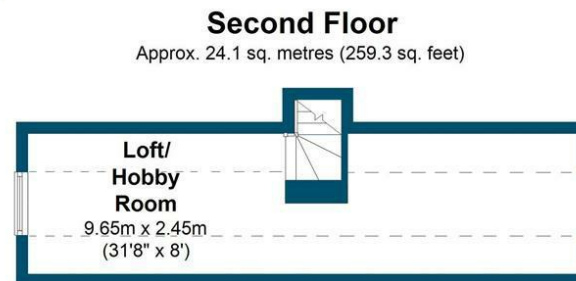
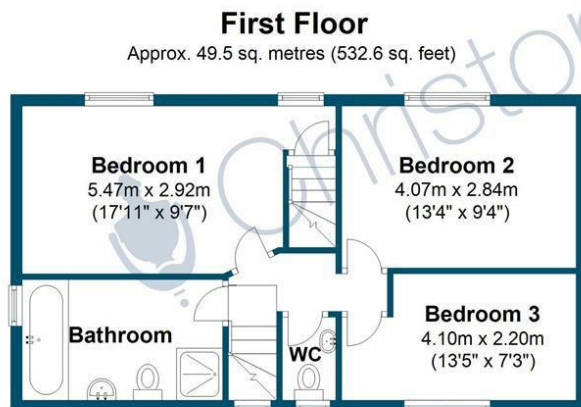
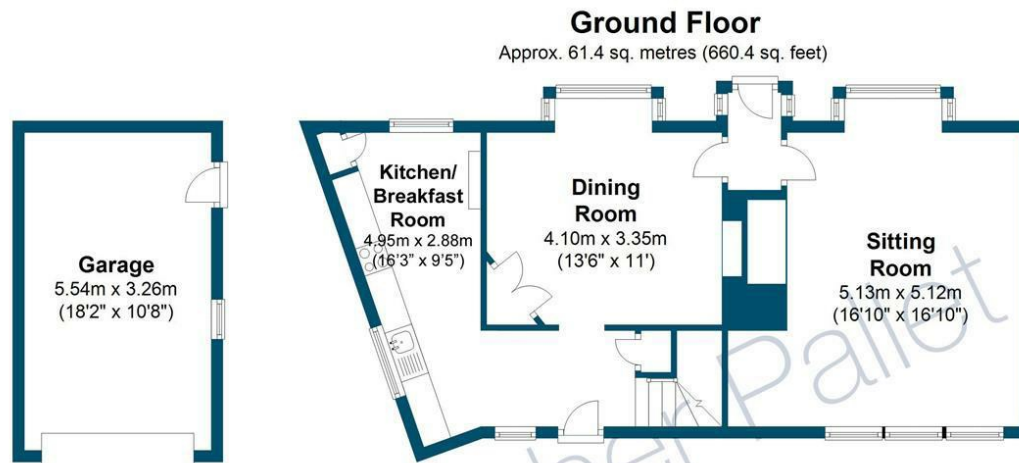
London Road is located in the heart of the village with access to all local amenities including the local primary school, village store and the church all within a few minutes walk of the property. The village also has access some of the best walks in the area including Wendover woods and the Ridgeway Path.

Directions.

From the A41 proceed into Aston Clinton down Tring hill heading towards the village and the property is located on the left hand side.

Council Tax Band F






Total area: approx. 134.9 sq. metres (1452.2 sq. feet)
For illustration purposes only - not to scale



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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