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Aston Clinton

OFFERS IN EXCESS OF £695,000

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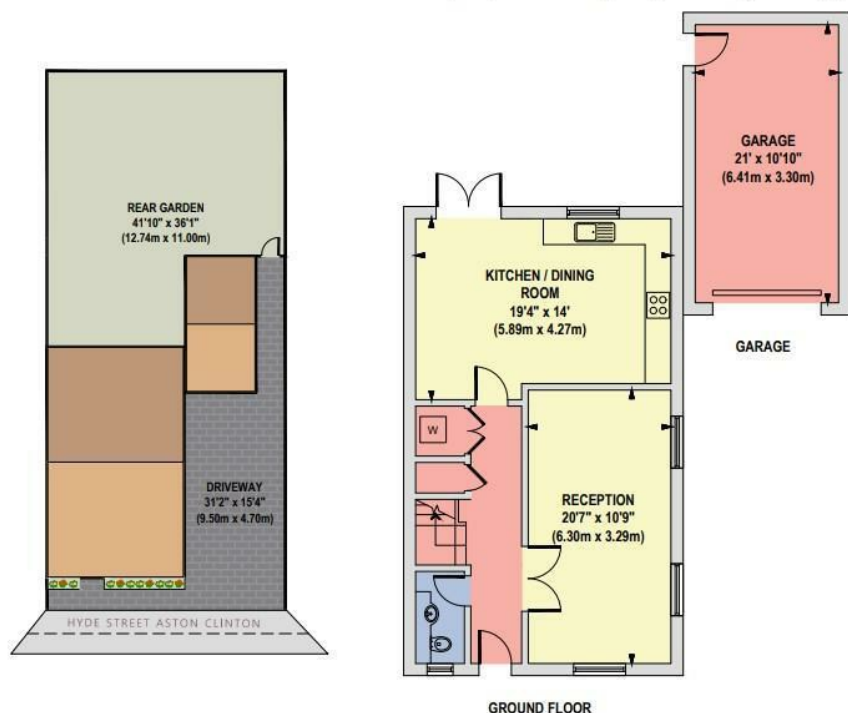
A high specification detached family home in a select development in the centre of the village with wonderful open plan kitchen/dining room and luxuriously appointed ensuite and family bathrooms. West facing garden, driveway and garage.



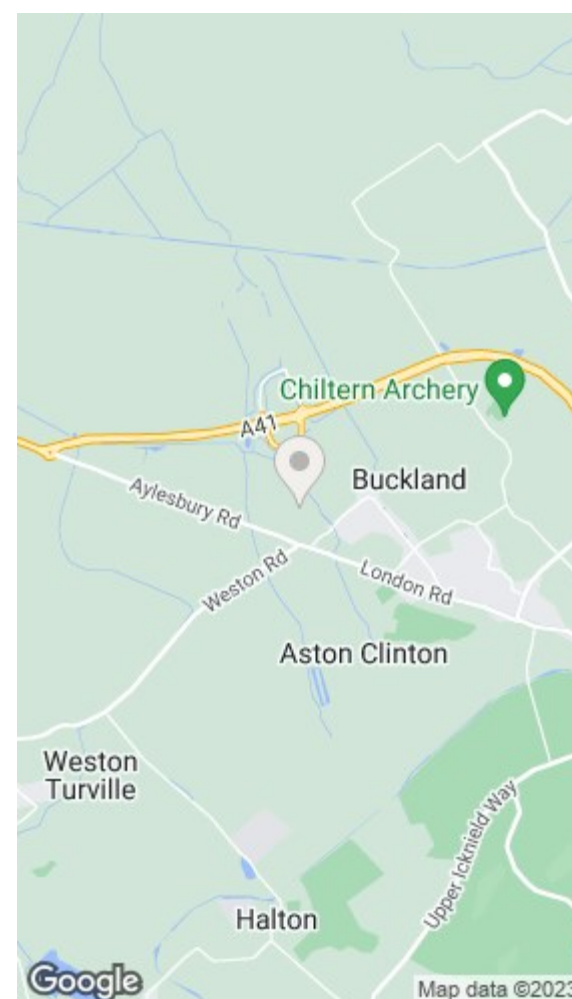
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HYDE STREET ASTON CLINTON

Approximate Gross Internal Floor Area
1297 sq. ft / 120.54 sq. m (Including Garage)
1044 sq. ft / 097.05 sq. m (Excluding Garage)



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	93	A	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
<small>EU Directive 2002/91/EC</small> <small>England & Wales</small>		<small>EU Directive 2002/91/EC</small> <small>England & Wales</small>	



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A wonderful detached family home in a prime location in the heart of the village.



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Ground Floor

Upon entering the property the high specification build becomes immediately evident. To the right-hand side is a living/dining room which has a window overlooking the front while on the left-hand side is a door opening to a cloakroom. Continuing through the entrance hall there are stairs rising to the first floor landing and a door opening directly to a useful utility. Directly ahead and spanning the entire width of the rear of the property is a stunning open plan kitchen/dining/family room. With a window and French doors to the rear the kitchen area comes fitted with a range of integrated appliances to include double eye level oven, hob with extractor, dishwasher and floor to ceiling fridge/freezer.

First Floor

Rising to the first floor a spacious landing area has doors opening to all four well proportioned bedrooms and to the family bathroom which has been fitted with a luxuriously appointed three piece bathroom suite including shower and screen over the bath. The principal bedroom, which is positioned at the rear of the property has both a range of fitted wardrobes and a high end ensuite shower room.

Outside

A flagstone path leads to the front door and is flagged either side by low level hedging to one side and slate shingle with boarder to the other side. A block paved driveway to the side provides ample parking and leads to a detached garage with up and over door, power and light. A courtesy door opens to the rear garden which boasts a Westerly facing aspect with a flagstone patio area directly to the rear of the house which leads to the main part of the garden which is laid to lawn wrapping around the rear of the garage.

The Location

Set at the foot of the Chiltern Hills, Aston Clinton is a countryside haven with all the convenience of being in close proximity to major rail and road links. This sought after village exudes history and charm, which can be seen in the 12th Century St Michael and All Angels parish church, as well as the listed Anthony Hall and the glorious rolling hills. The surrounding towns of Tring, Wendover and Aylesbury offer plenty of leisure opportunities, including shopping, theatre, golf and spas. If you're looking for a hidden gem or big brand name, you'll find an array of boutiques and shops to choose from. Enjoy a relaxing afternoon at Champneys spa or catch the latest theatrical performance in Aylesbury. If you are more of a thrill seeker, enjoy the views amongst the tree-tops at Go Ape in Wendover. There is something for everyone, the only problem you'll have is choosing what you'll try first.

Area Heritage

This sought after village will forever be linked to the rich and prestigious heritage of Aston Martin. 1914 saw the birth of the name following Robert Bamford and Lionel Martin's successful test runs at the Aston Hill Climb, just outside the village. Within a year of the success the first Aston Martin had been built and registered with the name and the rest is history.

Transport Links

Perfect for commuters, Aston Clinton is in close proximity to major road and rail links. The Chiltern line runs from Stoke Mandeville station, getting you into London Marylebone in under an hour. If travelling by car, the A41, the M1 and the M25 are close by, making journeys to towns and cities such as Oxford and London a breeze.

With frequent bus services to Aylesbury and the surrounding villages, there is plenty to explore. For international travel, Luton Airport is just under 40 minutes away by car, while you can reach Heathrow airport in around 45 minutes.

Agents Information For Buyers

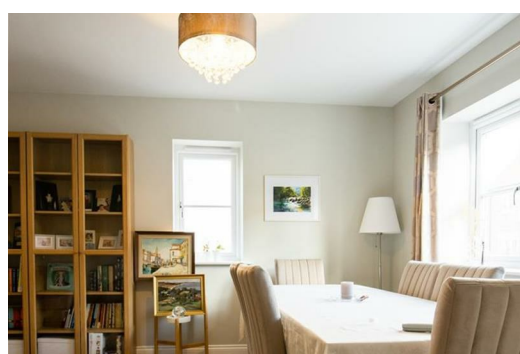
Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

Should your offer be accepted will require from all purchasers:

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

Unfortunately we will not be able to progress any proposed purchase until we are in receipt of this information.



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