

01923 270 666  
Kings Langley, Abbots  
Langley & Watford:

01442 822 210  
Property  
Management

01442 879 996  
& Country Homes:  
Berkhamsted Select

01442 828 222  
Aylesbury & Villages:  
Ting, Wendover,

Is there a price that would tempt you to sell or let your property?  
Contact us for a free valuation  
and let's see if we can tempt you!

# Temptation comes in many forms...



Aston Clinton

ASKING PRICE £900,000

# Aston Clinton

ASKING PRICE

£900,000

Measuring in excess of 2,300 sq ft in size and positioned towards the end of a select cul-de-sac in the heart of the village and sold with a complete onwards chain. A five bedroom detached family home boasting three reception rooms, kitchen with separate utility, three bathrooms and walk in dressing room to the principal bedroom.



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)



## Bishops Field, Aston Clinton, HP22

Approximate Area = 2029 sq ft / 188.5 sq m

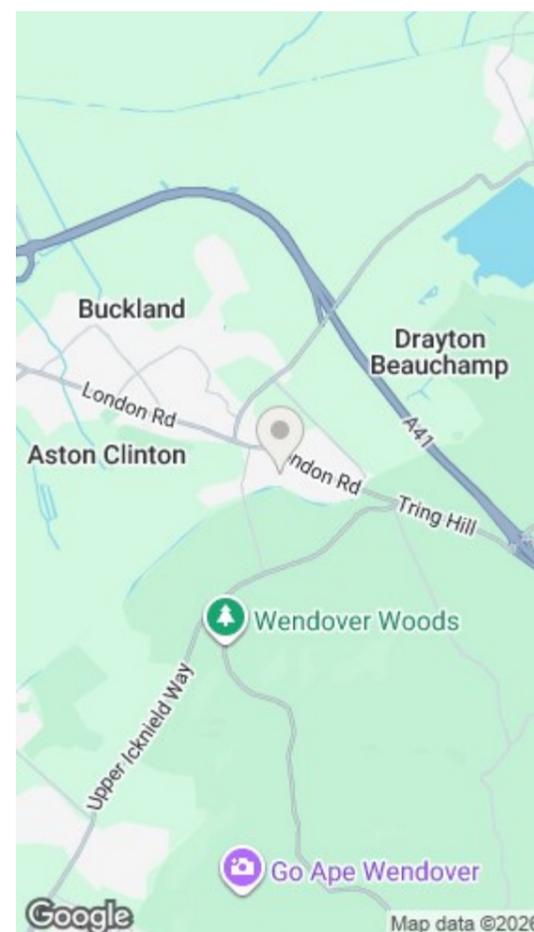
Garage = 272 sq ft / 25.2 sq m

Total = 2301 sq ft / 213.7 sq m

For identification only - Not to scale

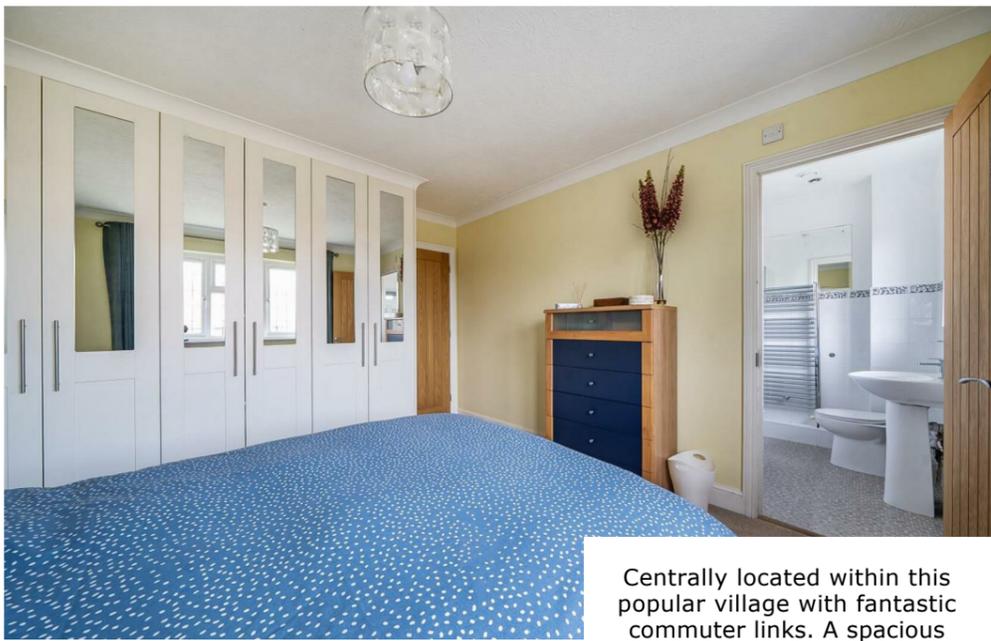


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Sterling Homes. REF: 1424166



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





Centrally located within this popular village with fantastic commuter links. A spacious five bedroom family home with short complete chain. Early viewing is highly recommended.



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)

#### Ground Floor

The light and airy entrance hall has a window to the front and a window to the side with fitted cloaks cupboard. Stairs rise to the first floor and doors open to the ground floor accommodation. There is a cloakroom which is fitted with a two piece suite. To the left hand side a door leads to the principal reception room which measures in excess of 21 ft in length and is dual aspect with window to the front and French doors opening to the rear garden. On the right hand side of the entrance hall a door opens to a dedicated home office which has a window to the front. Moving through the hallway a door opens to the kitchen which is fitted with a comprehensive range of base and eye level units with a window to the rear and door leading to a dedicated utility room which has a door to the garden. From the kitchen a door opens directly to the dining room which also has French doors opening to the rear garden.

#### First Floor

The first floor landing leads to the East and West wings of the property. On the West wing is bedroom five and bedroom two. Bedroom five overlooks the rear garden and has fitted wardrobes while bedroom two boasts and ensuite shower room. Centrally located is the main family bathroom which is fitted with a four piece suite including a separate bath and separate shower cubicle. Moving down the landing there are a further two bedrooms and on the East wing there is an impressive principal bedroom suite which overlooks the front of the property and has the advantage of a walk in dressing room and a spacious ensuite bathroom with a walk in double width shower cubicle, low level wc and wash basin.

#### Outside

There is a lawned garden area at the front of the property and a driveway providing parking for two cars. The driveway leads to the double garage which has power, light and pedestrian door opening to the rear garden. To the side of the driveway is a gate with a pathway leading to the rear of the property and into the South facing garden which is mainly laid to lawn with patio area directly to the rear of the house. Fully enclosed by fencing there are a number of mature beds and borders.

#### 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.

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.

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person should your offer be accepted.

[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)

