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# Temptation comes in many forms...



Aston Clinton

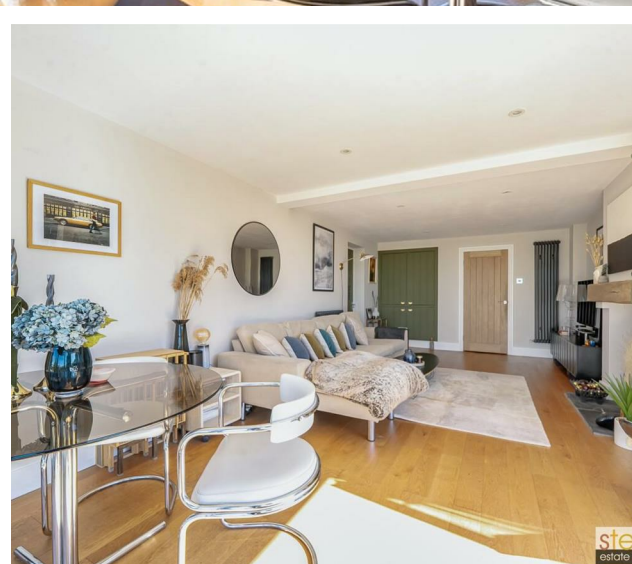
GUIDE PRICE £975,000

# Aston Clinton

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£975,000

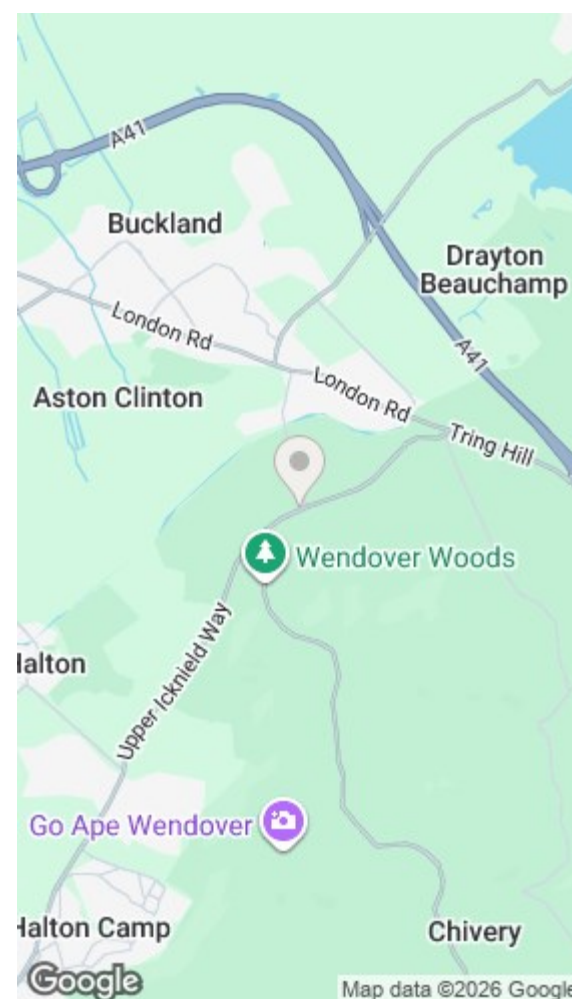
Stunning views across expansive gardens and far-reaching countryside, framed by vast open skies. This truly unique family home offer approaching 2,000 sqft of living space with masses of potential to extend, set on a generous west-facing plot of approximately half an acre. The impressive open-plan kitchen, dining and living area is flooded with natural light and flows seamlessly onto a beautiful raised deck - perfect for relaxing or entertaining while enjoying the outlook.



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Total area: approx. 1903.3 sq. feet



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
66	71		

England & Wales EU Directive 2002/91/EC







A rare chance to purchase a large family home with a good size garden and ample scope to extend STNP.



#### Ground Floor

An entrance porch with double width fitted cloaks cupboard has a door opening to a useful utility room and a door opening to an inner hallway. From the inner hallway there are stairs rising to the first floor and doors opening to ground floor accommodation including a cloakroom with a white fitted two piece suite. The main reception room has a bank of windows extending the width of the room and offering stunning views to the rear while bi-folding doors open to the decked area. Another wonderful feature of this property is the 'L' shaped kitchen/ dining/ family room which has been fitted to an excellent standard and includes a range of integrated appliances and cast iron wood burning stove.

#### First Floor

A landing area has doors opening to all four bedrooms with both the master and the second bedrooms positioned at the rear of the property to capitalise on the stunning views. The master bedroom also boasts a luxuriously appointed ensuite bathroom while the remaining three bedrooms are served by a stunning family bathroom.

#### The Outside

To the front of the property is a sweeping driveway which leads to a double garage which has full permission to be converted into a self contained one bedroom annex (see planning ref 19/00027/APP) which gives this property an exceptional degree of flexibility since this could be used as an 'Air b n b' to generate additional income, or used for a relative or au pair! Undoubtedly one of the main features of the home is the extensive west facing rear gardens. With a raised timber decked area to the back of the house leading down to the main part of the gardens which are laid to lawn. The sellers have left the orchard area to the rear boundary as a fallow area - a haven for natural flowers and nature to enjoy.

#### The Location

Aston Clinton is set within picturesque countryside at the foot of the Chiltern Hills. The spiritual home of Aston Martin, this popular village has four public houses, a large park with tennis, football and bowls clubs, lovely walks, trim trail and playground. The cricket club is a short walk away from the park and adjacent to the pretty village church. There are a host of charming country pubs and restaurants nearby.

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#### Schooling In The Area

For families seeking a state primary school, both Aston Clinton primary School and the outstanding Halton Community Combined Primary School are in close reach. For secondary education, there is a choice of Grammar schools - Aylesbury Grammar School for boys, Aylesbury High School for girls or the co-educational Sir Henry Floyd Grammar School. The John Colet co-educational secondary school located in Wendover is also within easy reach. There are several independent primary and secondary schools including the highly regarded Berkhamsted School in the area.

#### 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 should an offer be accepted. The charge for this is £75 plus VAT per person. Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable and you understand this is non refundable in any event.



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