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# Temptation comes in many forms...



Aston Clinton

OFFERS IN EXCESS OF £550,000

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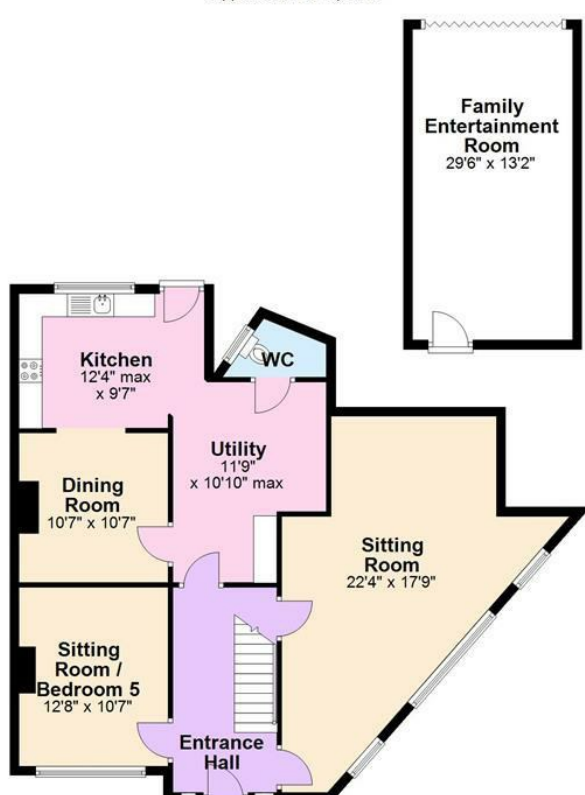
£550,000

A rare chance to purchase a former village shop which is now a flexible and spacious family home. Boasting 3 reception rooms, 4 bedrooms and 2 bathrooms, the property is well presented throughout and also has the advantage of a stunning garden cabin with direct access from the driveway and from the rear garden.

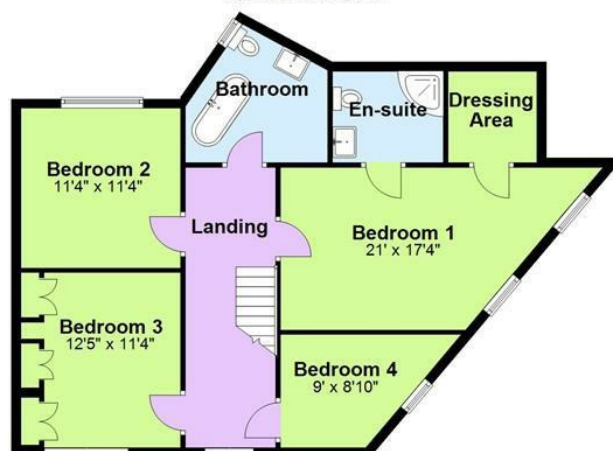


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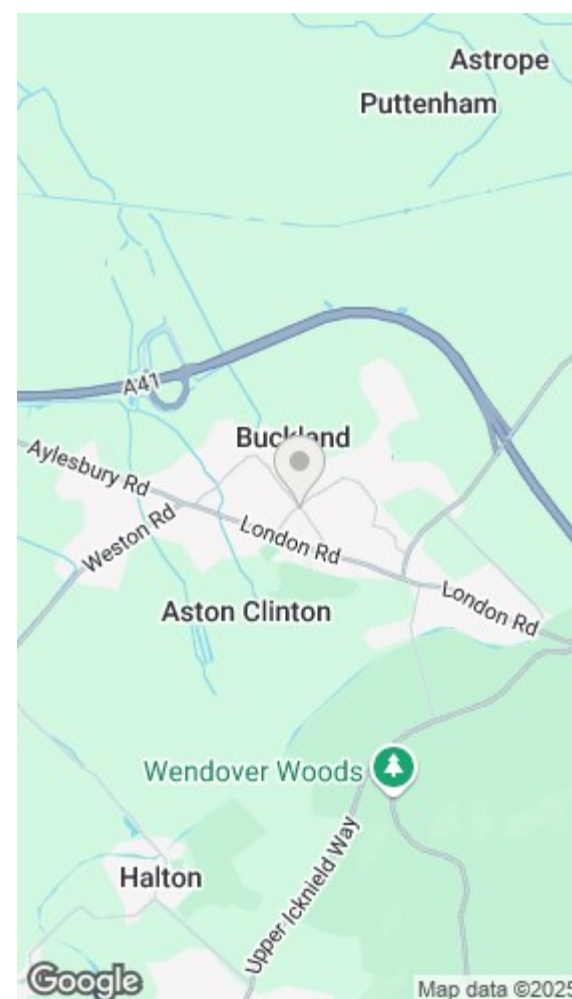
**Ground Floor**  
Approx. 1219.4 sq. feet



**First Floor**  
Approx. 882.1 sq. feet



Total area: approx. 2101.5 sq. feet



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
73	83		

Very energy efficient - lower running costs  
Very environmentally friendly - lower CO<sub>2</sub> emissions  
Not energy efficient - higher running costs  
Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC    EU Directive 2002/91/EC



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Measuring in excess of 2,000 sq ft in total and with a low maintenance Southerly facing garden.



#### Ground Floor

The entrance hall has stairs rising to the first floor and doors opening to all three reception rooms. The main living room has three windows to the front aspect. The sitting room has a bay window to the front while the dedicated dining room is semi open plan to the kitchen which has been comprehensively fitted with a range of base and eye level units. There is a window from the kitchen to the rear and a door opening to the rear garden. From the kitchen there is an opening leading to a large utility room which has space and plumbing for an automatic washing machine and tumble drier and a door leading to the ground floor cloakroom.

#### First Floor

The landing area on the first floor has doors opening to all four of the bedrooms and to the luxuriously appointed family bathroom which has been fitted with a contemporary white suite including a freestanding oval bath, feature wash basin and low level wc. The principal bedroom also has the benefit of a walk in dressing room and an ensuite shower room.

#### Outside

Directly to the front of the property is an extensive driveway providing parking for several cars. The Southerly facing rear garden is a good size and with an oversized flagstone patio area directly to the rear of the house with a pathway extending to the rear boundary where the detached garden cabin is positioned which is fully insulated, with power and light and front door opening to a second driveway area at the rear of the garden. The garden is fully enclosed by fencing and also has a pedestrian gate opening to the lane at the rear.

#### 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.

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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

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.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.



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