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Aston Clinton

PRICE GUIDE £800,000



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Aston Clinton

PRICE GUIDE

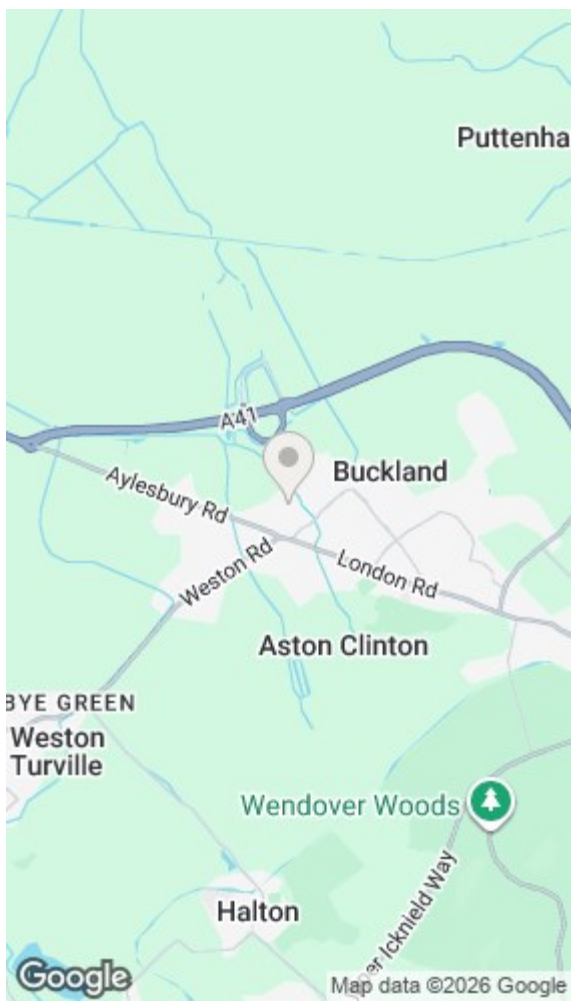
£800,000

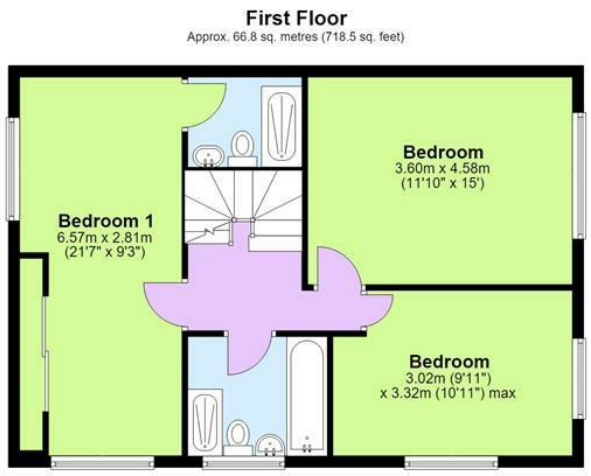
A high specification 'show-home' presented family property in a peaceful location towards the end of a cul-de-sac with open plan kitchen/dining room, dual aspect living room, 5 double bedrooms and three bathrooms. Externally there is a double garage with integrated home office and landscaped rear garden with large pergola ideal for entertaining family and friends.

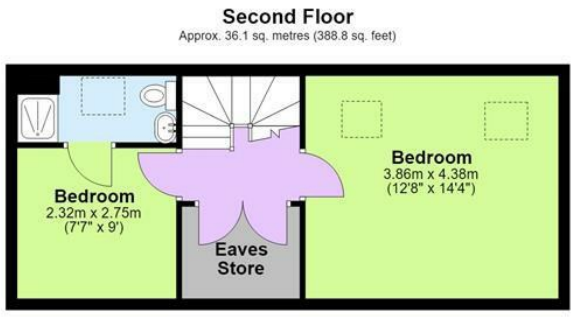


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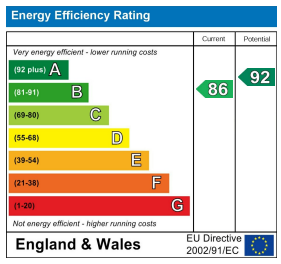


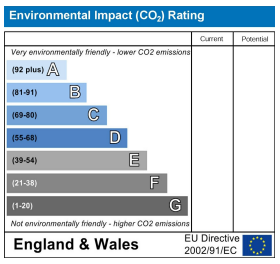






Total area: approx. 191.3 sq. metres (2058.8 sq. feet)





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Ground Floor
Built to a high standard just five years ago by Rectory Homes and still benefitting from the remainder of the 10 year NHBC certificate. The accommodation is arranged over three floors and comprises: spacious entrance hall, cloakroom, large double aspect living room which could be divided to provide a sitting room and study/family room if required, extremely well appointed kitchen/dining room with double doors leading out to the stunning family room which spans the entire width of the property. The kitchen also has a range of integrated appliances including double oven, gas hob, extractor, dishwasher and fridge/freezer. There is also a useful utility room to the ground floor.

First and second floor.
On the first floor there is a guest suite comprising of a very large, dual aspect double bedroom with an en-suite shower room, two further double bedrooms and a family bathroom with the benefit of a bath and separate shower. To the second floor there is a master suite comprising of a large double bedroom, a bedroom / dressing room with built-in wardrobe cupboards and an en-suite shower room.

Garden
Boasting a Westerly facing corner plot position abutting a small green, the property has driveway parking. The rear garden has been landscaped with entertaining very much in mind. With a tiled roof outside bar and a timber framed summer house the main portion of the garden is laid to lawn and fully enclosed by fencing.

Double Garage
Light and power. Up and over door, storage into the roof eaves door to seperate office space

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 tennis club, health and fitness club and a variety of other amenities, together with charming country pubs and restaurants nearby. Less than four miles away in Aylesbury you'll find a Waitrose store for your everyday shopping needs, together with The Waterside Theatre, an Odeon Cinema and an array of high street brands at Aylesbury Friars Square Shopping Centre. The characterful towns of Wendover and Tring also offer a wide choice of retail and recreational pursuits.

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