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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

OFFERS IN THE REGION OF £625,000

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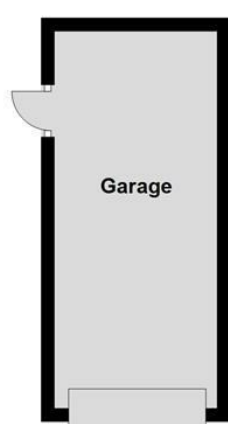
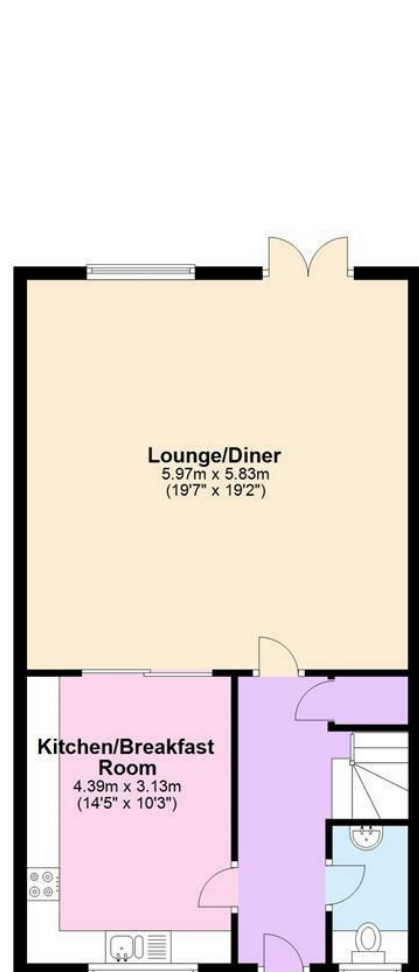
£625,000

A nearly new home with 7 years NHBC building warranty remaining and built to an exceptionally high standard by renowned developers Rectory Homes offering 4 bedrooms, 2 bathrooms and a wonderful south facing garden.

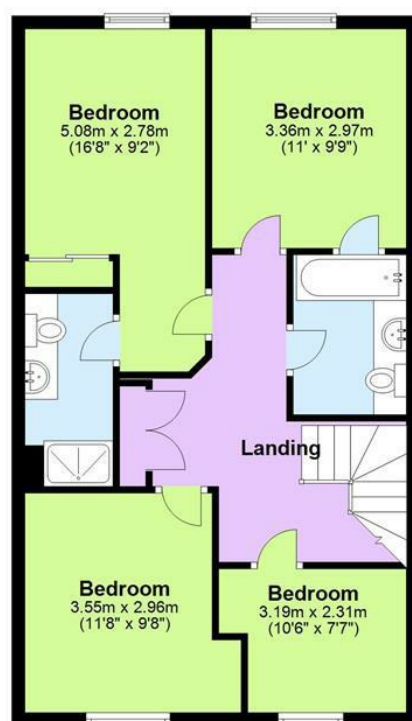


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**Ground Floor**  
Approx. 75.4 sq. metres (811.5 sq. feet)

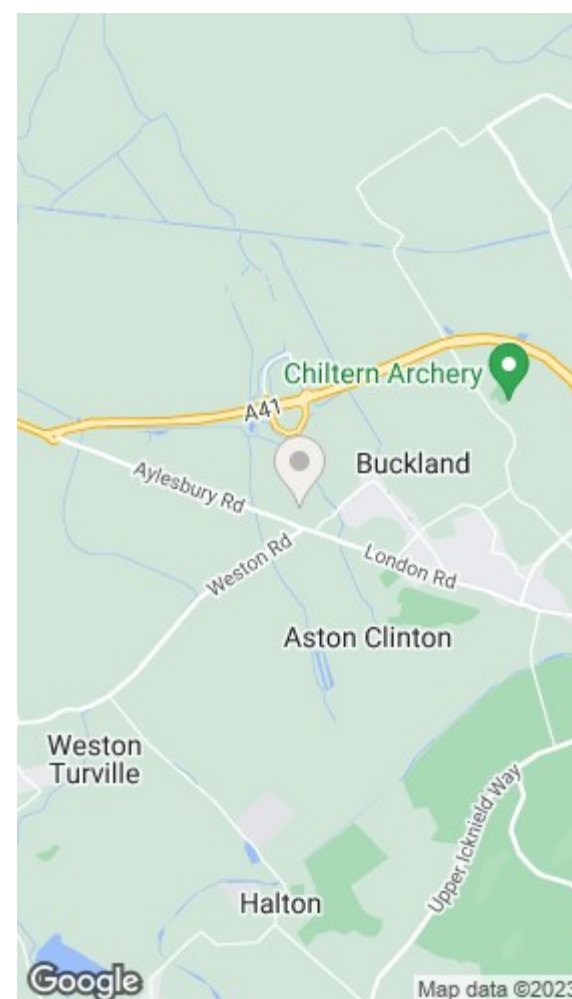


**First Floor**  
Approx. 70.0 sq. metres (753.3 sq. feet)



Total area: approx. 145.4 sq. metres (1564.8 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



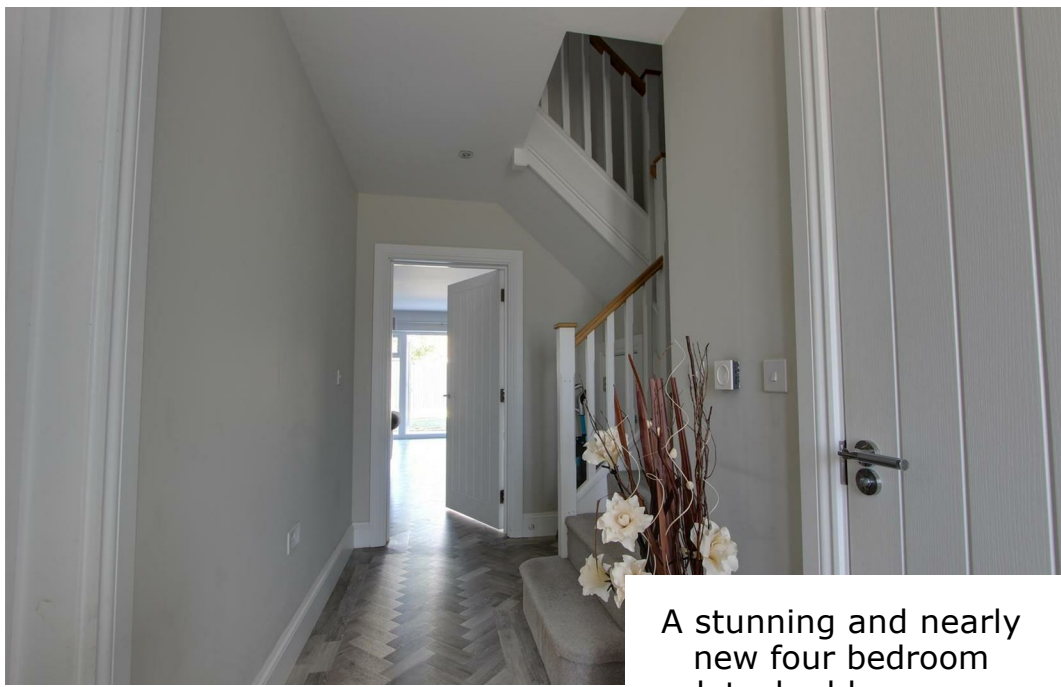
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
86	86	A	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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A stunning and nearly new four bedroom detached house on this exclusive development.



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#### Ground Floor

A spacious entrance hall has stairs rising to the first floor with walk in cloaks cupboard under. To the right hand side is a ground floor cloakroom which is fitted with a white two piece suite comprising of low level wc and wash basin. To the left hand side of the entrance hall a door opens to a large 'eat in' kitchen/dining room which has a window to the front. Fitted to an exceptionally high standard the kitchen has a range of base and eye level units and is also fully loaded with a range of AEG appliances to include washing machine, dishwasher, fridge/freezer oven and hob with extractor. A sliding door then opens to a magnificent reception room which has both French doors and windows overlooking the rear garden.

#### First Floor

A spacious landing area has doors opening to all the bedrooms and double doors to the airing cupboard, The main bedroom is positioned at the front of the house and boasts not only fitted wardrobes but a luxury ensuite shower room. Bedroom four also overlooks the front while bedrooms two and three provide views over the rear garden and also both have the advantage of fitted wardrobes. A luxuriously appointed family bathroom completes the accommodation of the property.

#### Outside

To the front of the property is a driveway providing ample parking space and leading to the single garage which has metal up and over door, storage into the roof eaves and pedestrian door opening to the rear garden. The Southerly facing rear garden is fully enclosed by fencing and mainly laid to lawn with a patio area directly to the rear of the house.

#### 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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