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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 EXCESS OF £750,000

Aston Clinton

OFFERS IN EXCESS OF

£750,000

An exciting chance to purchase a detached family home on a large corner plot in a select cul-de-sac of just three properties in the heart of this popular village. Potential to build a second property within the grounds STNP. Offered to the market with the benefit of no upper chain.

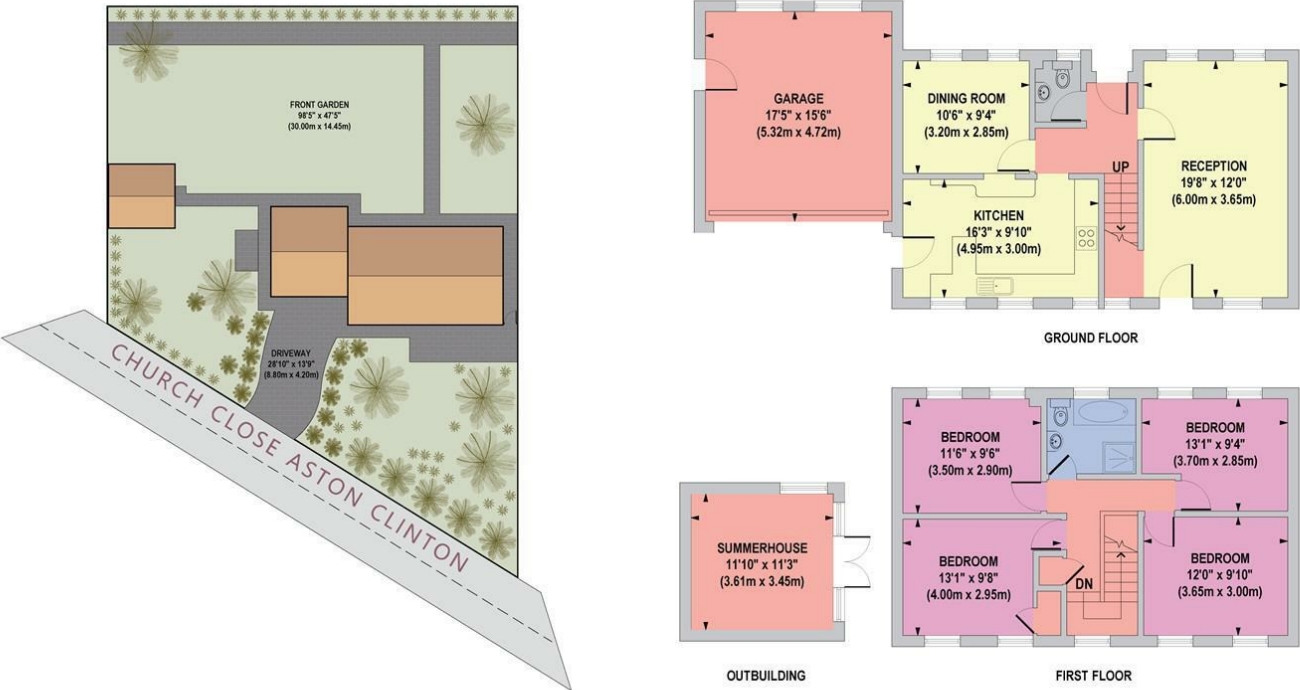


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CHURCH CLOSE

ASTON CLINTON

Approximate Gross Internal Floor Area  
1668 sq. ft / 155.02 sq. m (Including Outbuilding)  
1242 sq. ft / 115.40 sq. m (Excluding Outbuilding)



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Vertas - www.vertasuk.com



| 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) A                                 |                         | (92 plus) A                                                     |                         |
| (81-91) B                                   |                         | (81-91) B                                                       |                         |
| (69-80) C                                   |                         | (69-80) C                                                       |                         |
| (55-68) D                                   |                         | (55-68) D                                                       |                         |
| (39-54) E                                   |                         | (39-54) E                                                       |                         |
| (21-38) F                                   |                         | (21-38) F                                                       |                         |
| (1-20) G                                    |                         | (1-20) G                                                        |                         |
| 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 |







A rare chance to purchase a detached property on a good size corner plot.



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#### The Ground Floor

A large entrance hall has stairs rising to the first floor and doors opening to all the ground floor accommodation. The kitchen/ breakfast room is positioned at the rear of the property and has a door to the side leading to the detached double garage and driveway. The living room boasts a dual aspect with French doors opening to the rear garden and window over looking the front gardens. There is a dedicated dining room and a useful ground floor cloakroom.

#### The First Floor

The landing area has a hatch to the part boarded attic space and doors opening to all the bedrooms. Two of the bedrooms overlook the rear of the property and two over look the front. There is a family bathroom with a fitted three piece suite.

#### The Outside

The external space is exceptionally with extensive gardens to the front rear and side where we believe there is good scope to either extend to the side or potentially construct a completely new dwelling STNP. Mainly laid to lawn the gardens are level and there are a variety of mature beds and borders. The driveway is laid to hardstanding and leads to the detached double garage which has a metal up and over door.

#### 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 principle.
  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.
- Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.

#### 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.



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