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# Temptation comes in many forms...



Aston Clinton

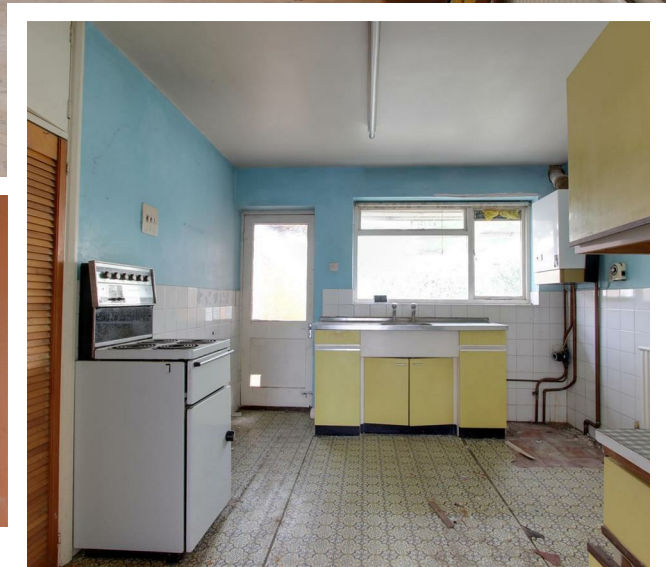
OFFERS IN THE REGION OF £575,000

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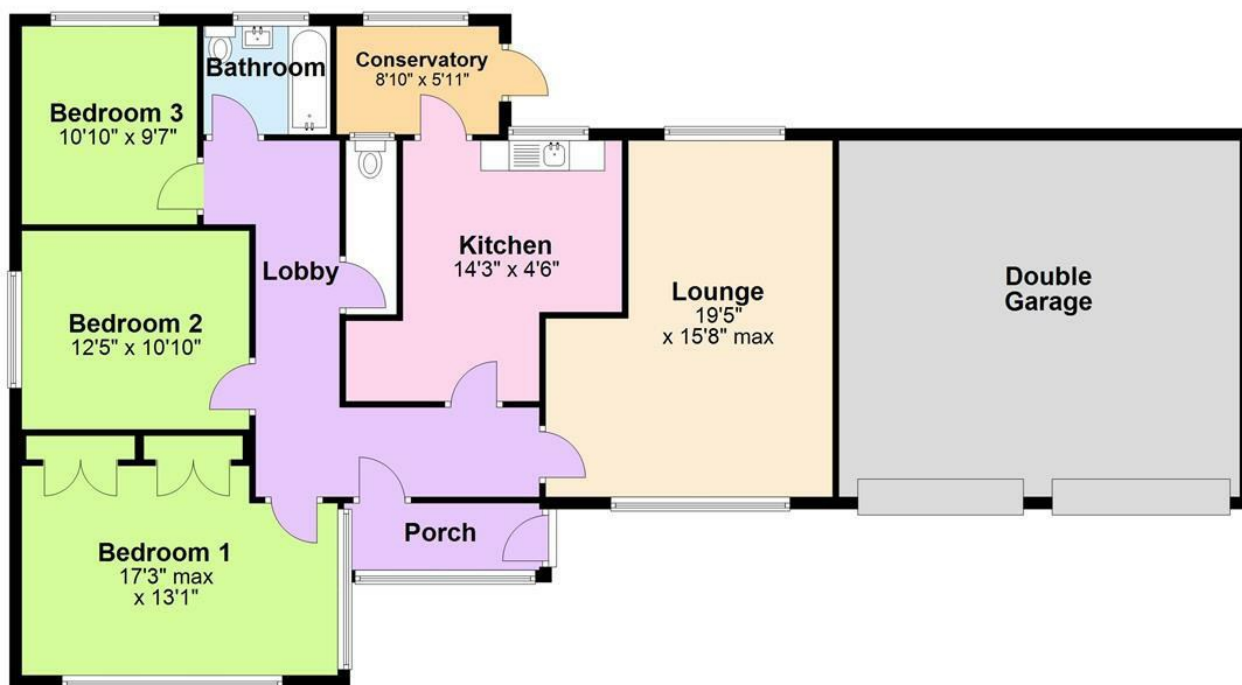
PLOT POSITION AND POTENTIAL. A rare chance to purchase a detached bungalow on a corner plot in a select cul-de-sac in the centre of the village in need of full renovation yet also offers excellent scope to convert the double garage and potentially the attic space STNP. Sold with vacant possession & no upper chain.



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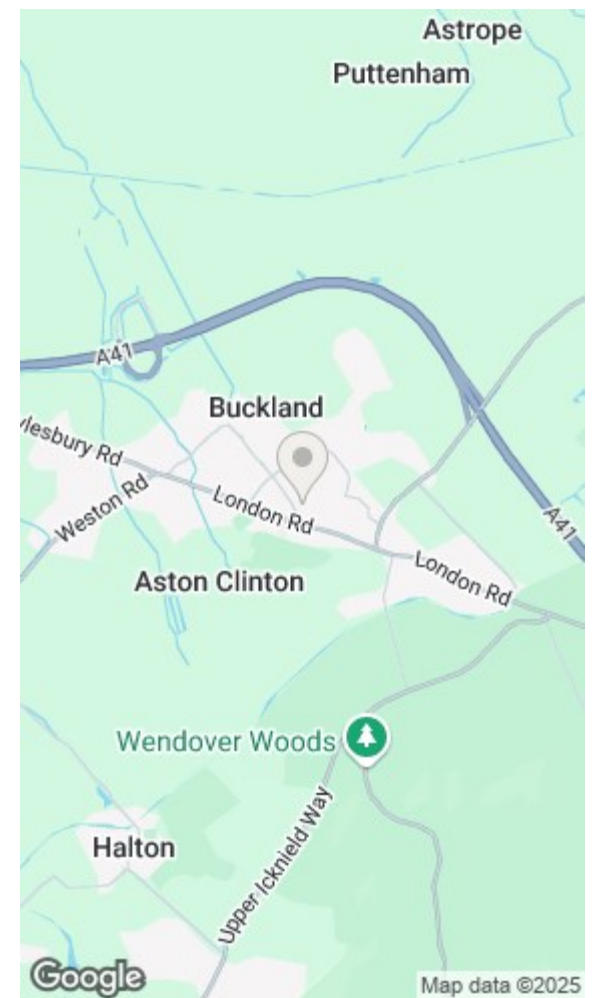
## Ground Floor

Approx. 1666.0 sq. feet



Total area: approx. 1666.0 sq. feet

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
38	76		

Energy Efficiency Rating scale (A-G):

- A: 92+ (Very energy efficient - lower running costs)
- B: 81-91
- C: 69-80
- D: 55-68
- E: 39-54
- F: 21-38
- G: 1-20 (Not energy efficient - higher running costs)

Environmental Impact (CO<sub>2</sub>) Rating scale (A-G):

- A: 12+ (Very environmentally friendly - lower CO<sub>2</sub> emissions)
- B: 11-12
- C: 10-11
- D: 9-10
- E: 8-9
- F: 7-8
- G: 6-7 (Not environmentally friendly - higher CO<sub>2</sub> emissions)

EU Directive 2002/91/EC





Viewing of this property is the only way to truly appreciate the location and scope on offer.



#### The Property

The bungalow has been in the same family since it was originally constructed and is therefore now presented to the open market for the first time. Boasting a good size corner plot position at the head of this select and very private cul-de-sac the property is currently configured with three double bedrooms, bathroom, cloakroom, kitchen and living room. There is really good scope to add a dormer window to the rear of the property and create either a stunning principal bedroom suite or potentially two further double bedrooms and a bathroom. In our opinion you could also convert the double garage to a stunning space, open plan with the current living room and put bi folding doors to the rear.

#### Outside

Currently there is a hardstanding driveway directly to the front and leading to the double garage with metal up and over doors. A pathway leads to the front door while a pedestrian gate to the side leads to the 'L' shaped rear garden which tracks along the rear of the property and extends to a good size area at the side of the property.

#### 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

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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