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you to **sell** or **let** your property?
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Temptation comes in many forms...



Aston Clinton
PRICE GUIDE £1,000,000

Aston Clinton

PRICE GUIDE

£1,000,000

Boasting an impressive circa 3,500 sq ft in size and positioned behind electric gates in a select collection of just 3 executive detached houses. Offering flexible accommodation to include a stunning open plan kitchen/breakfast family room opening to the rear garden, 5/6 bedrooms, 3 bathrooms and corner plot position with driveway and double garage. Internal inspection essential!



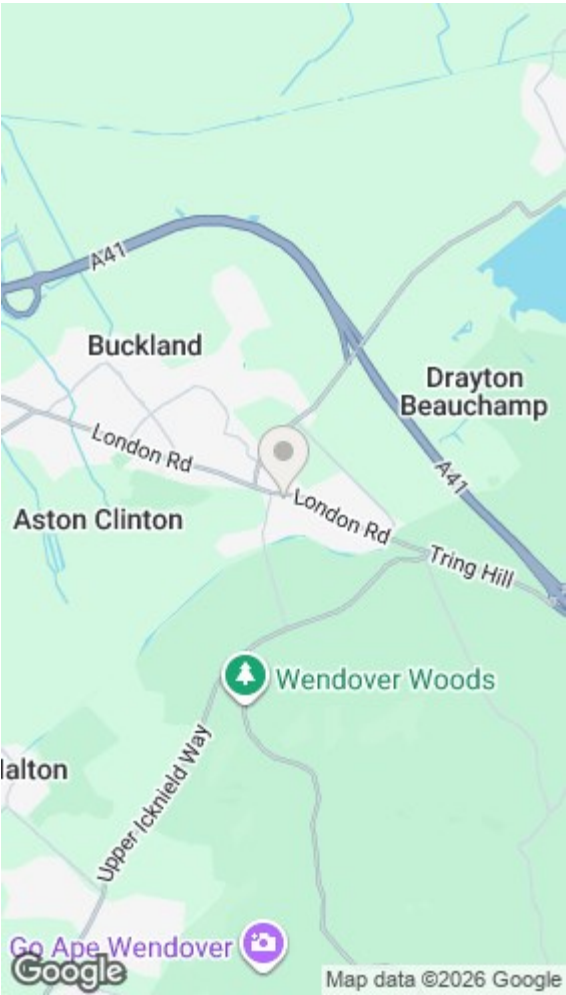
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Spring Brook, Aston Clinton, HP22

Approximate Area = 3130 sq ft / 290.7 sq m
Limited Use Area(s) = 277 sq ft / 25.7 sq m
Garage = 321 sq ft / 29.8 sq m
Total = 3728 sq ft / 346.2 sq m
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Sterling Homes. REF: 1501705

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





A unique family home in a central village location a mere stones throw from Tring and within easy striking distance of Wendover so ideally placed for commuting.



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Ground Floor
The front door opens to an impressive reception hall which has a sweeping staircase rising to the first floor galleried landing and doors opening to the ground floor accommodation. There is a dedicated cloaks cupboard and ground floor cloakroom off the reception hall while directly ahead of you double doors open to an impressive open plan kitchen/breakfast/ family room which has bi-fold doors opening to the rear garden and is fitted with a comprehensive range of base and eye level units accompanying a range of integrated appliances. The kitchen is further complimented by a dedicated utility room which has a door to the side while an inner lobby area has a courtesy door opening to the double garage. To the right hand side of the reception hall is a dedicated dining room which could easily be used as a second sitting room and the principal reception room which also has bi-fold doors to the garden.

First Floor
The landing area of the first floor has a second staircase rising to the top floor and doors opening to the principal five bedrooms. The main bedroom overlooks the front and boast both a walk in dressing room and spacious ensuite shower room. The second bedroom is also complimented by an ensuite shower room while the family bathroom, fitted with a separate shower and bath serves the remaining three bedrooms of this level.

Second Floor
The imposing second floor room provides an excellent degree of flexibility and could easily be used as a sixth bedroom, home gym or even converted into a home cinema space depending on your requirements. This stunning room has ample storage into the eaves spaces and is dual aspect with a window to the front and a Velux window to the rear.

The Outside
Approached via secure electronic operated gates which lead to the private driveway which is large enough to accommodate parking for four car with an electric charging point installed and leads to the double garage with electronic operated up and over door also with power and light internally. Boasting a corner plot position gardens wrap around the property and are mainly laid to lawn there are a number of mature herbaceous beds and borders which are further complimented by a large flagstone patio area directly to the rear of the house. The rear garden is exceptionally well screened providing exceptional levels of privacy for such a centrally located property which is in easy striking distance to all the villages amenities.

The Location
Set amidst the glorious countryside of the Chiltern Hills, Aston Clinton provides a superb village location for the latest luxury development of exclusive family homes. Sought after by families; the area offers the envied grammar school education system, providing a wide choice of local senior schools including the Sir Henry Floyd Grammar School, Aylesbury High School for girls and Aylesbury Grammar School for boys. There is also a number of local primary schools.

Village Ambiance
Whilst retaining its traditional village atmosphere and providing local convenience shopping, Aston Clinton is also well connected for those travelling further afield. The town of Wendover is within a short driving distance and offers a range of specialist shops, banks, cafes, restaurants, boutiques and Metro style supermarkets. The towns of Tring and Aylesbury are also within reach providing a choice of department and superstores. There is a host of historic country pubs and inns around the area, with restaurants offering cuisines to suit most tastes. Aston Clinton itself boasts a wide range of popular cuisine at The Bell, which is within walking distance of The Chilterns.

Agents Information For Buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography. 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 should an offer be accepted. 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, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable and you understand this is non refundable in any event.

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