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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 £600,000

# Aston Clinton

OFFERS IN EXCESS OF  
£600,000

A simply stunning detached family home in an end cul-de-sac location with a wonderful open plan kitchen/dining/family room opening to the rear garden and two luxuriously refitted bathrooms. There is also planning permission to add another two bedrooms and a third bathroom to the second floor. Early viewing highly recommended.



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





Approaching 1300 sq  
ft in size and with  
planning permission to  
convert the attic!  
Viewing essential.



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#### Ground Floor

Accessed via a double glazed entrance door to a spacious entrance hall where the stairs rise to the floor and doors lead to a two piece cloakroom, a bright and spacious sitting room with inset gas flame effect feature fireplace. Glazed french style doors open to a stunning and contemporary kitchen/ diner with an expansive range of Neff and Bosch integrated appliance's, with part electric underfloor heating. Being the main focal point of this stunning home the kitchen opens to a light and airy garden and family room with double glazed french style doors overlooking the rear gardens.

#### First Floor

From the landing are three well proportioned bedrooms with a three piece en-suite to the master bedroom as well as fitted triple wardrobes. The family bathroom provides an excellent and well appointed three piece suite.

#### Outside

The property sits away from the road so providing a secluded location with path to the front door. There is ample parking due to the end cul-de-sac position and a metal roller door opening to the part converted garage ideal for storage of bikes, bins etc. The rear garden is laid mainly to lawn with various flower and shrub beds and borders, Indian sandstone paved patio and seating area adjoining the property. Part enclosed by panel fencing. Gated access to the front.

#### Planning Permission

There is currently a planning application approved ( 14/02254/APP ) to provide two further bedrooms with a seperate bathroom within a loft conversion.

#### The Location

Less than four miles away in Aylesbury you will find all the large grocery retailers including Waitrose, together with the Waterside theatre, an Odeon cinema and an array of high street brands. Close by, the characterful towns of Wendover and Tring also offer a wide choice of retail and recreational facilities.

#### Fitness & Leisure

For family fun, Go Ape and Wendover Woods are full of award-winning outdoor adventure activities and breathtaking scenery or you can splash out at Aqua Vale swimming and fitness centre. For more peaceful surroundings, visit the country house retreat of Waddesdon Manor or play a relaxing round on the stunning 18-hole course at Chiltern Forest Golf Club, set in an Area of Outstanding Natural Beauty.

#### Transport Links

Aston Clinton is a haven for commuters thanks to its close proximity to major road and rail links. The A41 bypass is less than one mile away and connects directly with the M25 at junction 20 and leads to the M1 at Junction 8. The car journey time to Central London takes approximately one hour. The nearest stations are Stoke Mandeville station at just under 3 miles away with direct trains to London Marylebone arriving in just under an hour, or Tring station which is 6 miles away with direct trains to London Euston taking approximately 35 minutes.

#### About Aston Clinton

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 large park with tennis, football and bowls clubs, lovely walks, trim trail and playground. The cricket club is a short walk away from the park and adjacent to the pretty village church. There are a host of charming country pubs and restaurants nearby.

#### 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. 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.



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