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# Temptation comes in many forms...



Aston Clinton

ASKING PRICE £900,000

# Aston Clinton

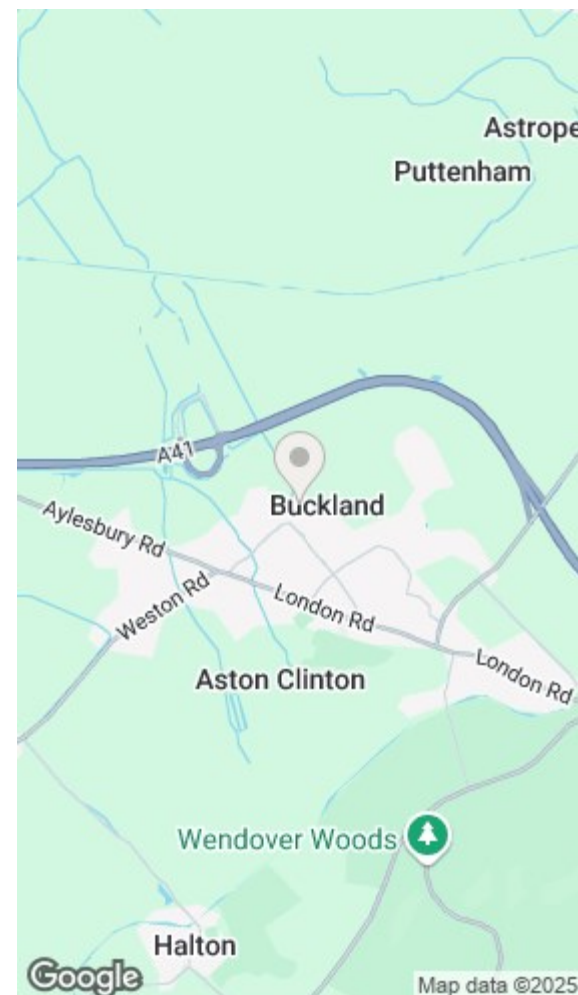
ASKING PRICE

£900,000

An impressive five bedroom detached family home boasting an excellently proportioned corner plot and stunning open plan kitchen/breakfast/family room alongside two further reception rooms and three bathrooms including ensuites to bedrooms one and two. Early viewing essential.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
86	91		

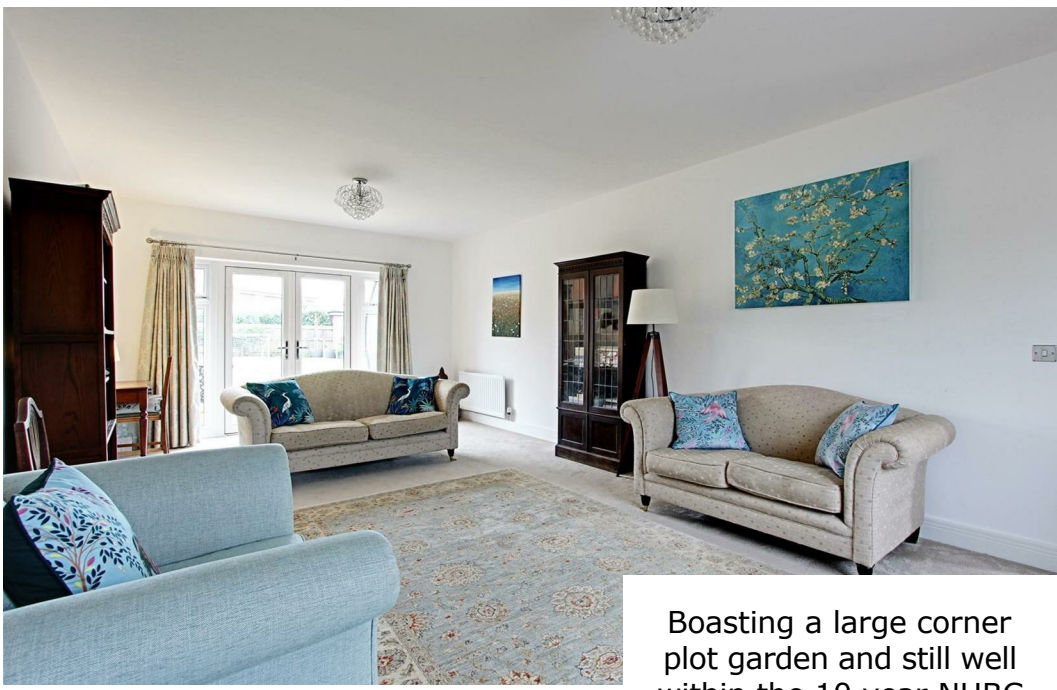
England & Wales EU Directive 2002/91/EC



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Boasting a large corner plot garden and still well within the 10 year NHBC warranty is this stunning detached family home.



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#### Ground Floor

An impressive entrance hall welcomes you into the property with a sweeping staircase rising to the first floor and doors opening to the ground floor accommodation. To the left hand side is the principal reception room which boasts a dual aspect to include a window to the front and French doors opening to the rear garden. On the right hand side of the entrance hall is a dedicated family/dining room also overlooking the front. Moving through a door opens to a magnificent open plan kitchen/breakfast/family room which also has French doors opening to the side and a window to the rear. The kitchen area is fitted with a central island breakfast bar and a range of high quality base and eye level units which also incorporate a number of drawers. A door from here opens to a dedicated utility room which has space and plumbing for a washing machine and tumble drier and also has the advantage of a door opening directly to a private side garden which has a pedestrian door opening to the double garage.

#### First Floor

The large galleried landing space has doors opening to the five bedrooms and to the family bathroom. Two of the bedrooms are positioned at the front of the property and boast really lovely views of the open green space directly to the front of the property. The second bedroom is also dual aspect and has an ensuite shower room. The principal bedroom suite is located at the rear of the property and also boasts a dual aspect and ensuite shower room. Bedrooms three and four both have the advantage of fitted wardrobes with ample hanging and storage space while the family bathroom is fully tiled with a shower unit over the bath with fitted screen.

#### Outside

Without doubt the plot is a real highlight of this property. Boasting a corner plot position there is a private side garden which is laid to flagstones and benefits from a Westerly facing aspect - perfect for sun downer drinks in the summer months while the main garden at the rear is South-East facing and is mainly laid to lawn with a flagstone patio directly to the rear of the property. The front driveway provides parking for 4-6 cars and leads to the detached double garage with electric up and over doors, power, light and storage into the roof eaves.

#### The Location

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 tennis club, health and fitness club and a variety of other amenities, together with charming country pubs and restaurants nearby. Less than four miles away in Aylesbury you'll find a Waitrose store for your everyday shopping needs, together with The Waterside Theatre, an Odeon Cinema and an array of high street brands at Aylesbury Friars Square Shopping Centre. The characterful towns of Wendover and Tring also offer a wide choice of retail and recreational pursuits.

#### Leisure Pursuits

For family fun, Go Ape Wendover is full of award-winning outdoor adventure activities and breath taking scenery. You can splash out at Aqua Vale Swimming & Fitness Centre and discover the exciting facilities of Vale Park Aylesbury. 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 rail and road links. The nearest station is just under three miles away at Stoke Mandeville, or Wendover four miles away, both on the Chiltern Line, while Tring Station is some six miles from the village on the Birmingham New Street Line. Stoke Mandeville runs direct trains to London Marylebone in under an hour and the Tring to London Euston journey is approximately 35 minutes. Nearby London Road leads to the A41, which runs between Tring and Aylesbury, connecting directly with the M25 at junction 20 and M1, junction 8 in Hemel Hempstead. Regular bus services to Aylesbury, Tring, Hemel Hempstead and Berkhamsted are available from London Road too. The international gateway of London Luton Airport is only a 21-mile drive away whilst Heathrow Airport is within a 32-mile drive, making Hammond Street a highly desirable destination both for business and leisure.

#### 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 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. 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, completed AML checks and proof of funds.



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