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# Temptation comes in many forms...



Aston Clinton

GUIDE PRICE £600,000

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GUIDE PRICE

£600,000

Sterling are delighted to be appointed "SOLE SELLING AGENTS" for this rarely available FOUR bedroom detached home. The property sits in a small development of similar properties within the heart of this ever popular Buckinghamshire village. Presented in excellent decorative order throughout, having recently been modernised throughout, with a spacious living / dining area, high end open plan contemporary kitchen / conservatory, study, snug/tv room, FOUR bedrooms with en-suite to the master bedroom and a family bathroom. The property comes with off road parking for three cars to the front and a private rear garden with decking patio area.



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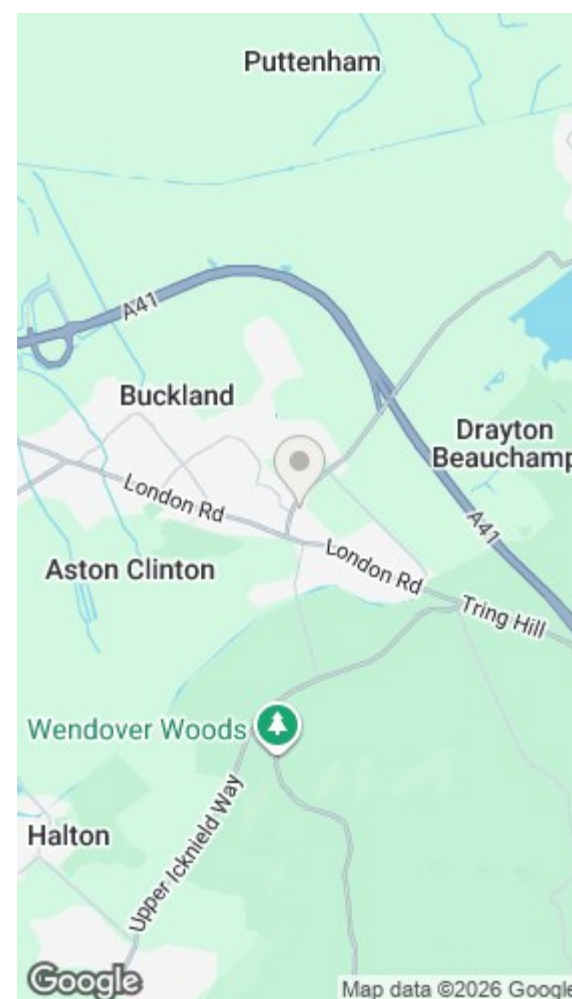
## Dean Way, Aston Clinton, HP22

Approximate Area = 1468 sq ft / 136.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Sterling Homes. REF: 1402139

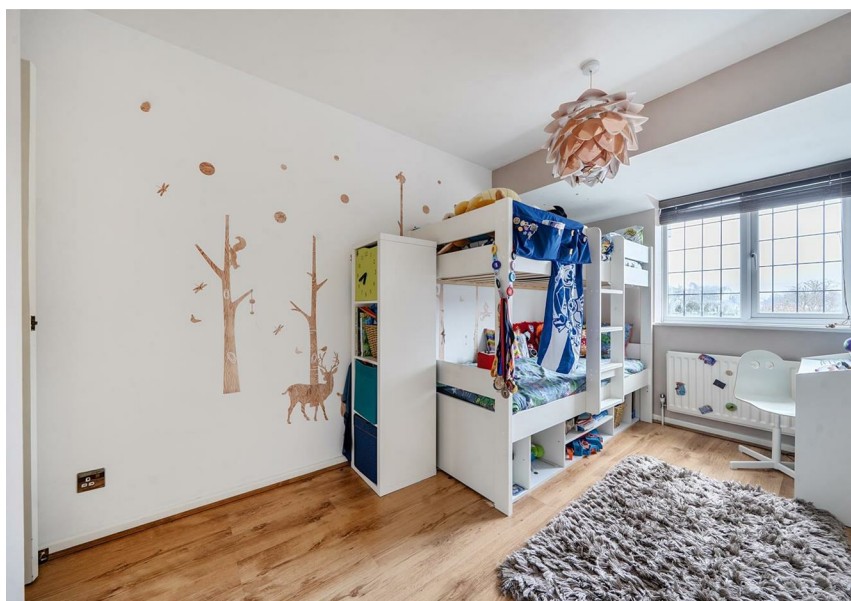


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) 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 <sub>2</sub> emissions		
England & Wales	84	85	England & Wales		
EU Directive 2002/91/EC		EU Directive 2002/91/EC		EU Directive 2002/91/EC	





Approaching 1,500 sq ft in size and offered for sale with complete upper chain.



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#### Ground Floor

The front door opens to the entrance hall which has stairs rising to the first floor and doors opening to two reception rooms. To the right hand side a door opens to a dedicated living room which overlooks the front of the property and also leads directly through to the dedicated dining area which has sliding patio doors opening to the rear garden and a door opening to the family size kitchen. With ample space for sofas the kitchen boast a central island and a host of fitted base and eye level units. Windows overlook the gardens and French doors open to the patio area. A ground floor cloakroom and home office/family room complete this level.

#### First Floor

Doors from the landing open to all four bedrooms which all boast fitted wardrobes. The family bathroom has also been refitted with a white 4 piece suite to include a separate bath and shower unit. The main bedroom, positioned at the front of the property, also has the advantage of an ensuite shower room.

#### Outside

To the front of the property is a good size driveway providing parking for several vehicles. A wrought iron pedestrian gate opens to the side and leads to the rear garden where there is an extensive raised decked area directly to the back of the house which leads to the main part of the garden which is laid to lawn and fully enclosed by fencing. Boasting a Southerly facing aspect there is a timber framed shed on one of the corners and an area laid to bark with specimen tree.

#### 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. With limited homes remaining sole selling agents, Sterling strongly recommend early interest. 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 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, checks and proof of funds. By making an offer on a property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable.



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