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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...



# Aylesbury

GUIDE PRICE

£475,000

A wonderful semi detached family home approaching 1200 sq ft in size and boasting a wonderful open plan kitchen/dining room spanning the entire width of the property and opening directly onto the garden, along with a formal living room, dedicated study, 4 bedrooms and 2 bathrooms.

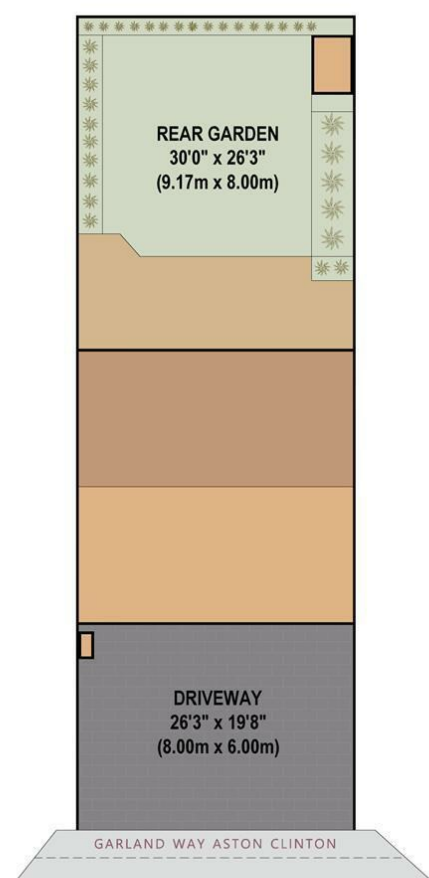


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## GARLAND WAY

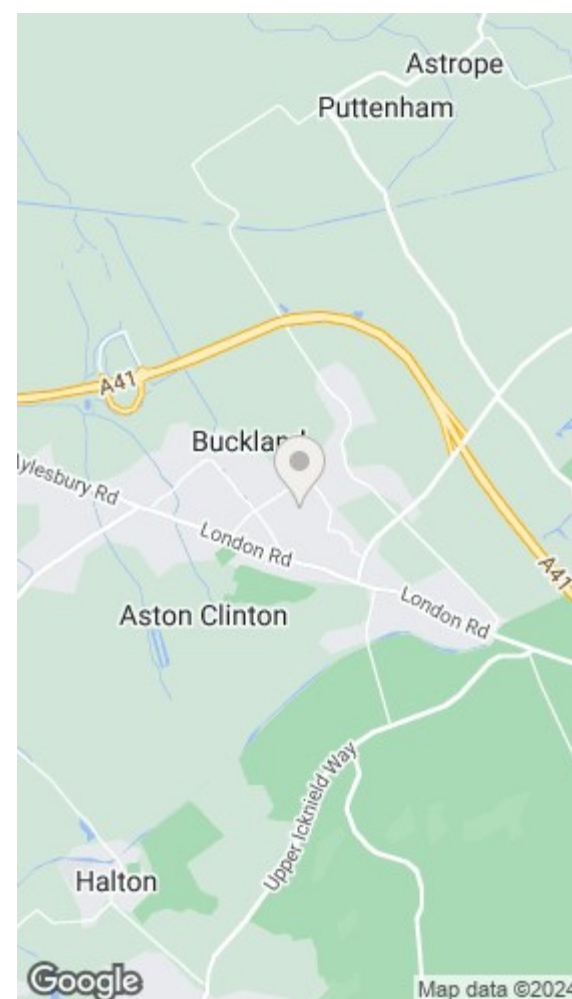
ASTON CLINTON

Approximate Gross Internal Floor Area  
1227 sq. ft / 114.00 sq. m



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

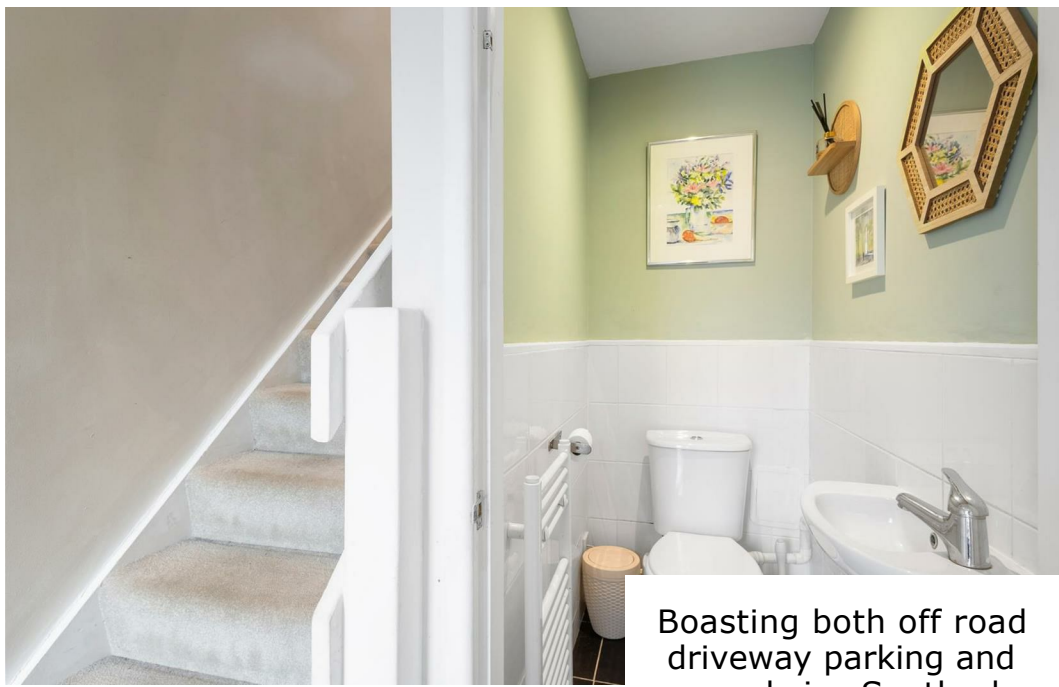
Vertas - [www.vertasuk.com](http://www.vertasuk.com)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
75	85		

England & Wales EU Directive 2002/91/EC





Boasting both off road driveway parking and a good size Southerly facing rear garden.



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#### Ground Floor

The front door opens to a spacious entrance hall where stairs directly in front of you rise to the first floor landing and a door opens to a useful ground floor cloakroom fitted with a white two piece suite comprising wc and wash basin. To the left hand side a door leads to a dedicated study which also boasts a walk in store room. Moving over to the right hand side you walk through to the living room which has a window to the front and leads directly through to the lovely open plan kitchen/dining room. The kitchen has a window to the rear and has been fitted out with a comprehensive range of base and eye level units. By the dining area French doors open to the rear garden.

#### First Floor

The first floor landing has doors opening to all four bedrooms, three of which overlook the front with the principal bedroom overlooking the rear and boasting a spacious ensuite shower room. The family bathroom is fitted with a white three piece suite comprising panelled bath, wash hand basin and wc.

#### Outside

A block paved driveway to the front of the property provides parking for three cars with a brick wall with picket fence insert to one side. A good sized wood deck area for lazy days summer dining leads to the main area of the garden which is laid to lawn and fully enclosed by fencing.

#### 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 14th 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.

#### 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. The West Coast Mainline runs from Tring Station providing an alternate route to London Euston in less than 40 minutes, as well as access to Milton Keynes, Birmingham and Manchester. 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.

#### Education In The Area

The property is within five minutes walk of Aston Clinton Primary School Rated Good by Ofsted in September 2022 and is in the catchment area for the Aylesbury Grammar Schools and John Collett School in Wendover.

#### Village Amenities

Aston Clinton includes two Gastropubs within easy walking distance, both with indoor and garden dining spaces, and both rated excellent on TripAdvisor. The Bell Inn where Richard Burton and Elizabeth Taylor dined in the Sixties and Evelyn Waugh enjoyed a drink whilst teaching at the Aston Clinton School, and The Oak, a 500 year old half-timbered thatched pub. Also in the village are two further pubs, a coffee and cake shop and both a Chinese and Indian restaurant and take away. Local shopping needs are met by the village shop which includes Post Office facilities and a Budgens local supermarket based at the Shell petrol station. A large doctor's surgery, a dental practice and a pharmacy are all in walking distance as is the village church dating to the 14th century and the Baptist Church. The village benefits from the huge Aston Clinton Park, formerly part of the gardens of a Rothschild house with views of the Chiltern Hills and, in addition to open fields and a stream, football pitches, a cricket pitch, tennis courts, childrens' play areas and a licensed café and community hub. A haven for walkers and nature lovers, two branches of the Grand Union Canal frame the village and it is in walking distance of the Forestry Commission maintained Wendover Woods, the Tring Reservoirs and the Aylesbury Ring walking path. There are a wide range of village societies and activities for residents to get involved in.

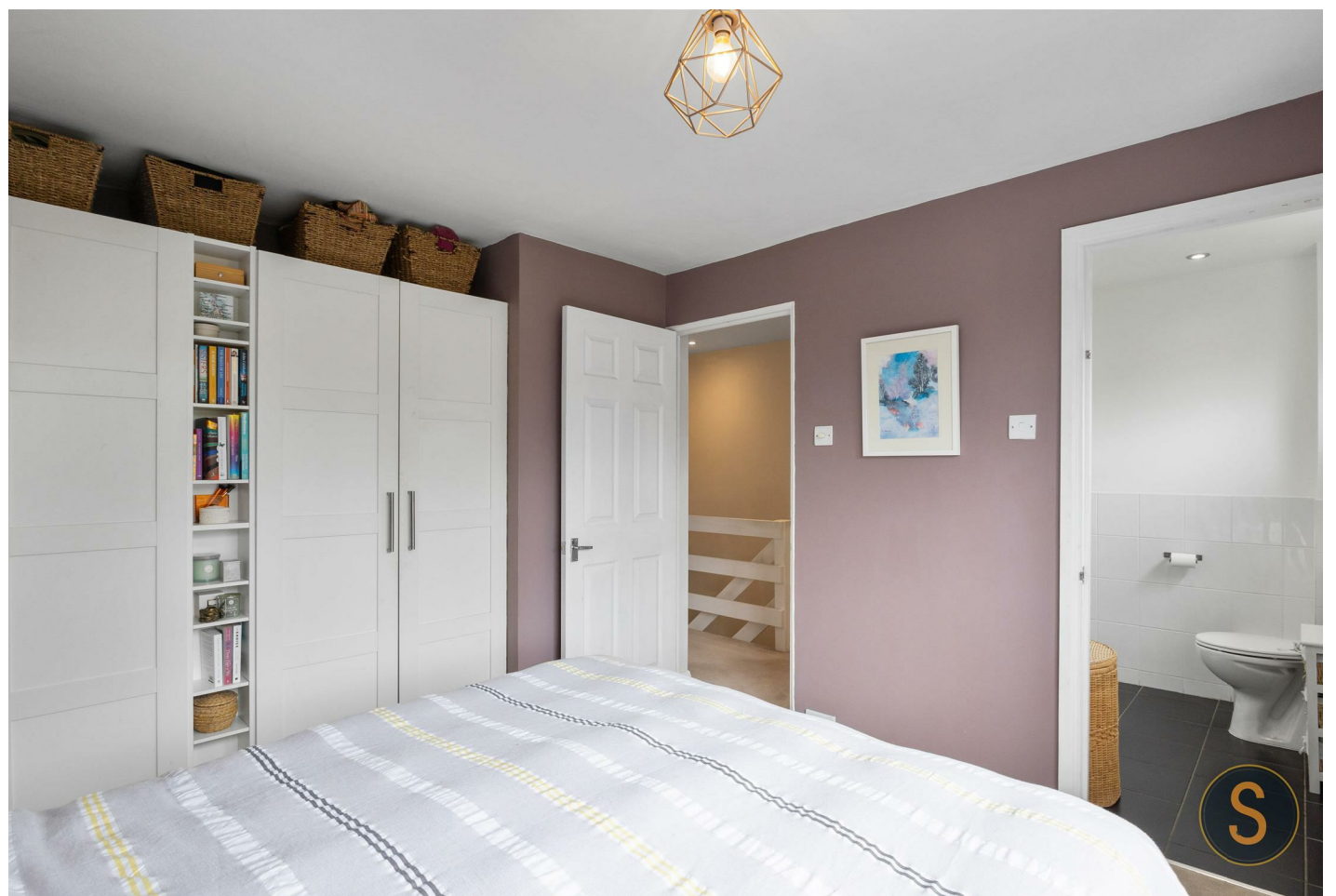
#### Agents Information For Buyers

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 principle.
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.

Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.



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