sterling S
select homes

4 1 4 4

Aston Clinton

OFFERS IN EXCESS OF £650,000



Temptation comes in many forms...

sterling S
select homes

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!

Tring, Wendover, Aylesbury & Villages:
01442 828 222

Berkhamsted Select & Country Homes:
01442 879 996

Property Management
01442 822 210

Kings Langley, Abbots Langley & Watford:
01923 270 666

www.sterlinghomes.co.uk

Aston Clinton

OFFERS IN EXCESS OF

£650,000

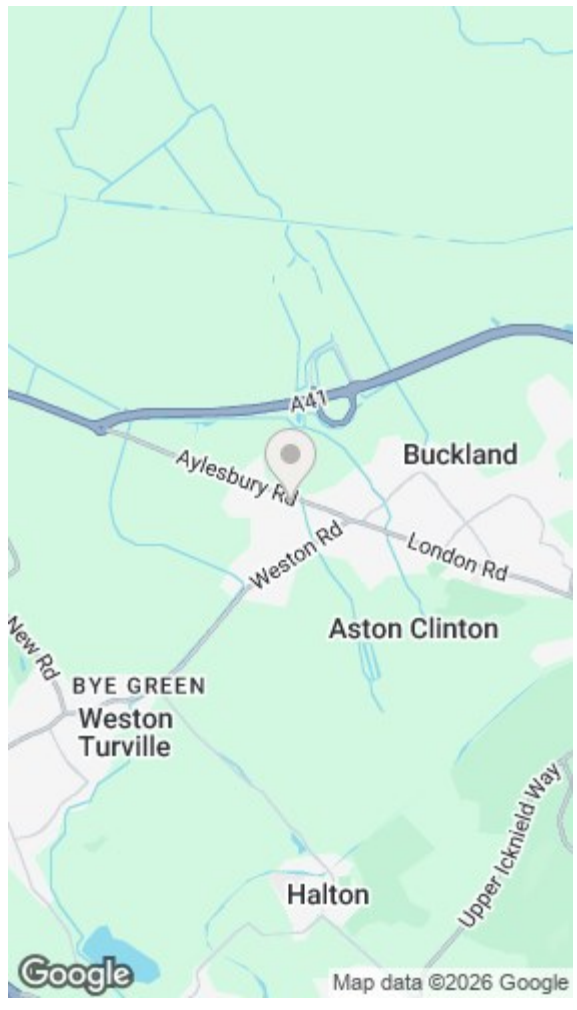
Dating back to 1930's in age and sitting on a very generous plot. Approaching 2,000 sq ft the property has 4 reception rooms, an 'eat-in' kitchen/breakfast room, four bedrooms and a family bathroom. There is a large front driveway leading to a detached garage and a number of further outbuildings to the rear garden. An internal inspection is essential.

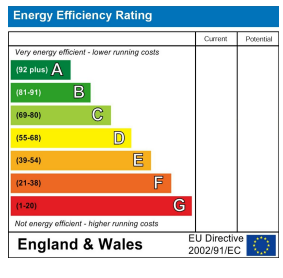


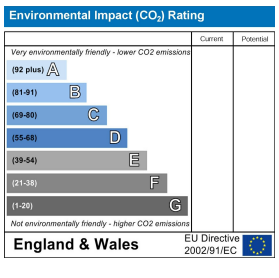
www.sterlinghomes.co.uk



Total area: approx. 183.9 sq. metres (1979.8 sq. feet)







sterling select homes


www.sterlinghomes.co.uk


www.sterlinghomes.co.uk







Approaching 2,000 sq ft in total and offering excellent potential to extend and remodel





www.sterlinghomes.co.uk

The Ground Floor
The front door opens to an entrance porch with ample space for kicking off your shoes and hanging you jackets up. From here a door opens to the entrance hall which has a door opening to a snug/study with double aspect windows to the front and side and beautiful solid wood Herringbone flooring complimented by an open grate fireplace. Across the hallway there is a ground floor shower room. Moving through the property there is large living room which has a window to the front, and a working wood burning stove. From here a door opens to a dedicated dining room which has a window to the side and is ideally positioned since is opens directly into the spacious kitchen/breakfast room. From here doors open to both the wonderful garden room which provides panoramic views over the extensive Southerly facing aspect. A useful utility room is positioned at the side of the property and has a door opening to the side driveway where the detached garage is positioned.

The First Floor
The spacious landing area has bedrooms opening to all three primary bedrooms with bedroom two over-looking the front, bedroom three boasting a dual aspect to the side and rear and the main bedroom positioned at the back of the property with a window to the side. Bedroom four used to form the ensuite bathroom to the main bedroom and the plumbing is still in place should you wish to reinstate this.

Outside
The property has an extensive front driveway laid to hardstanding which also leads down the side of the house and to the detached garage. There is a lawned area to the front and mature planting giving an excellent degree of screening. The rear garden is an undoubted feature of this property. Bordered by mature specimen trees and fully enclosed by fencing the main portion of the garden is laid to lawn. There are a number of timber framed outbuildings.

The Location
Set amidst the glorious countryside of the Chiltern Hills, Aston Clinton provides a superb village location. 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.







www.sterlinghomes.co.uk