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Aston Clinton

PRICE GUIDE £1,000,000

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Aston Clinton

PRICE GUIDE

£1,000,000

Boasting an impressive circa 3,500 sq ft in size and positioned behind electric gates in a select collection of just 3 executive detached houses. Offering flexible accommodation to include a stunning open plan kitchen/breakfast family room opening to the rear garden, 5/6 bedrooms, 3 bathrooms and corner plot position with driveway and double garage. Internal inspection essential!

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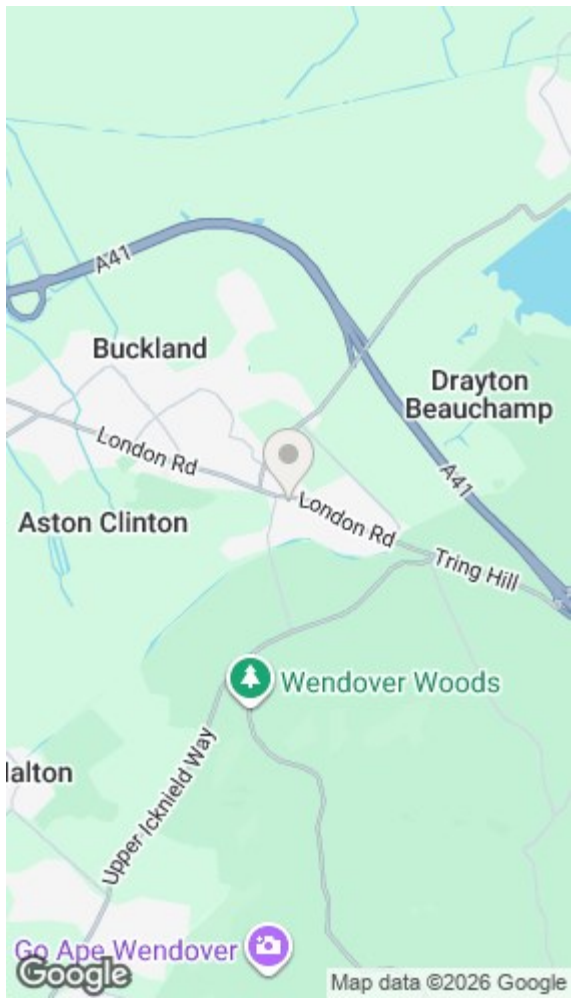
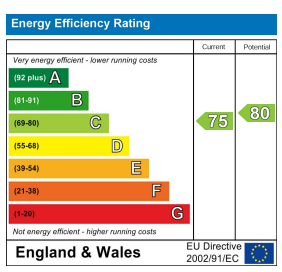
Spring Brook, Aston Clinton, HP22

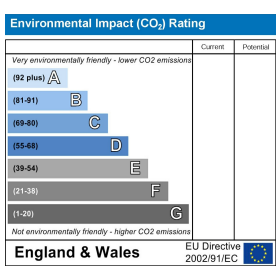
Approximate Area = 3130 sq ft / 290.7 sq m
Limited Use Area(s) = 277 sq ft / 25.7 sq m
Garage = 321 sq ft / 29.8 sq m
Total = 3728 sq ft / 346.2 sq m
For identification only - Not to scale

Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Sterling Homes. REF: 1501705







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A unique family home in a central village location a mere stones throw from Tring and within easy striking distance of Wendover so ideally placed for commuting.

Ground Floor
The front door opens to an impressive reception hall which has a sweeping staircase rising to the first floor galleried landing and doors opening to the ground floor accommodation. There is a dedicated cloaks cupboard and ground floor cloakroom off the reception hall while directly ahead of you double doors open to an impressive open plan kitchen/breakfast/ family room which has bi-fold doors opening to the rear garden and is fitted with a comprehensive range of base and eye level units accompanying a range of integrated appliances. The kitchen is further complimented by a dedicated utility room which has a door to the side while an inner lobby area has a courtesy door opening to the double garage. To the right hand side of the reception hall is a dedicated dining room which could easily be used as a second sitting room and the principal reception room which also has bi-fold doors to the garden.

First Floor
The landing area of the first floor has a second staircase rising to the top floor and doors opening to the principal five bedrooms. The main bedroom overlooks the front and boast both a walk in dressing room and spacious ensuite shower room. The second bedroom is also complimented by an ensuite shower room while the family bathroom, fitted with a separate shower and bath serves the remaining three bedrooms of this level.

Second Floor
The imposing second floor room provides an excellent degree of flexibility and could easily be used as a sixth bedroom, home gym or even converted into a home cinema space depending on your requirements. This stunning room has ample storage into the eaves spaces and is dual aspect with a window to the front and a Velux window to the rear.

The Outside
Approached via secure electronic operated gates which lead to the private driveway which is large enough to accommodate parking for four car with an electric charging point installed and leads to the double garage with electronic operated up and over door also with power and light internally. Boasting a corner plot position gardens wrap around the property and are mainly laid to lawn there are a number of mature herbaceous beds and borders which are further complimented by a large flagstone patio area directly to the rear of the house. The rear garden is exceptionally well screened providing exceptional levels of privacy for such a centrally located property which is in easy striking distance to all the villages amenities.

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. 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.

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