



www.sterlinghomes.co.uk

01923 270 666
Kings Langley, Abbots
Langley & Watford:
01442 822 210
Property
Management
01442 879 996
& Country Homes:
Berkhamsted Select
01442 828 222
Ting, Wendover,
Aylesbury & Villages:

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...



Aston Clinton
OFFERS IN EXCESS OF £750,000

Aston Clinton

OFFERS IN EXCESS OF

£750,000

A beautifully extended and deceptively spacious family home situated in the heart of the highly sought-after village of Aston Clinton, offering flexible living accommodation, excellent parking, a superb detached log cabin and energy-saving solar panels with battery storage.

Thoughtfully improved and exceptionally well presented throughout, this attractive home perfectly combines character, practicality and modern lifestyle living, making it ideal for families, home working professionals or buyers seeking versatile multi-functional space.

The accommodation is both spacious and adaptable, with the ground floor offering a welcoming lounge, dining room, fitted kitchen, additional bedroom and contemporary wet room, providing excellent flexibility for guests, multi-generational living or home office use. Upstairs, the property continues to impress with two further well-proportioned bedrooms and a stylish family bathroom. One of the standout features of this exceptional property is the detached outbuilding/log cabin, offering fantastic additional space ideal as a home office, studio, gym, treatment room or entertaining area.

Externally, the property benefits from driveway parking for up to three vehicles together with a double-length garage, while the outside space offers an excellent environment for both relaxing and entertaining.

Further benefits include solar panels with battery storage connected to the grid, helping to improve energy efficiency and reduce ongoing running costs.

Situated within easy reach of highly regarded schools, village amenities, countryside walks and excellent transport connections to Tring, Aylesbury and London, this is a rare opportunity to acquire a truly versatile home in one of Buckinghamshire's most desirable village locations.

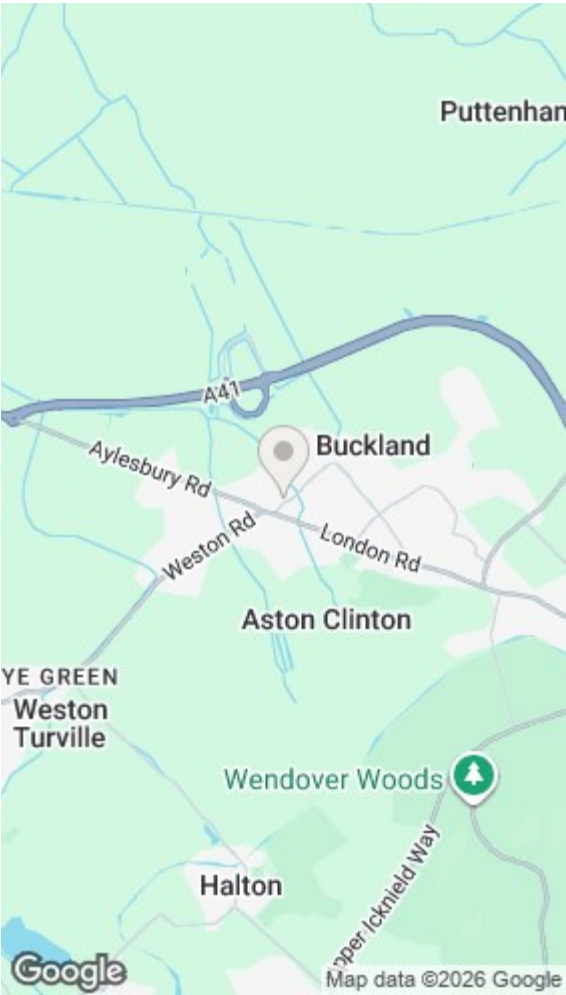
Early viewing is highly recommended to fully appreciate the quality, flexibility and lifestyle appeal this outstanding home has to offer.

www.sterlinghomes.co.uk



Brook Street, Aston Clinton, HP22

Approximate Area = 1281 sq ft / 119 sq m (excludes void)
Limited Use Area(s) = 141 sq ft / 13.1 sq m
Garage = 324 sq ft / 30.1 sq m
Outbuilding = 153 sq ft / 14.2 sq m
Total = 1899 sq ft / 176.4 sq m
For identification only - Not to scale



Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
		Current	Potential			Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	





Exceptional Extended Village Home with Detached Log Cabin, Solar Battery System & Flexible Living Accommodation



The Ground Floor
A welcoming reception hallway introduces the property, providing access to all ground floor accommodation.

The main reception room, positioned at the front of the property, features an elegant fireplace creating a warm and inviting living space. To the rear, a second reception room benefits from French doors opening onto the garden, providing an ideal space for entertaining or relaxed family living.

The kitchen is finished to an exceptional specification, fitted with a comprehensive range of base and eye-level units complemented by Corian worktops and a number of integrated appliances. A window overlooks the rear garden, while a door leads to a covered side access area.

Also located on the ground floor is a fully tiled contemporary wet room featuring a walk-in shower, concealed cistern WC and wall-hung wash basin. A double bedroom on the ground floor offers excellent flexibility, making it ideal for guests, multigenerational living, or a home office.

The First Floor
The galleried landing overlooks the reception hallway below and leads to two further bedrooms and the family bathroom.

Both bedrooms enjoy pleasant views over the rear garden, with one benefiting from extensive eaves storage.

The family bathroom is fitted with a stylish four-piece suite including a panelled bath, separate shower cubicle, low-level WC and wash basin.

Outside
To the front of the property is an extensive block-paved driveway alongside a lawned area enclosed by a low-level brick wall.

Gated side access leads to a covered walkway connecting to the double-length garage, which benefits from power, lighting and extensive solar panels on the roof, providing an excellent source of energy efficiency.

The westerly-facing rear garden enjoys afternoon and evening sun and features a combination of artificial lawn, flagstone patio and a generous lawned area.

Stepping stones lead to a timber-framed garden room with power and lighting, offering an ideal space for a home office, gym or creative studio.

The patio area is perfectly positioned to capture the evening sunset during the summer months, creating a wonderful outdoor entertaining space.

www.sterlinghomes.co.uk

The Location
Situating within the stunning countryside of the Chiltern Hills, Aston Clinton is a highly desirable village offering a perfect balance of rural charm and modern convenience.

The area is particularly popular with families thanks to the highly regarded grammar school system, including:

- Sir Henry Floyd Grammar School
- Aylesbury Grammar School
- Aylesbury High School for Girls

A number of excellent local primary schools are also nearby including Aston Clinton primary school 5 mins walk.

Village Ambiance
Aston Clinton retains a strong village community atmosphere, while still offering convenient local amenities.

The nearby town of Wendover provides a selection of boutique shops, cafés, restaurants and supermarkets, while Tring and Aylesbury offer a wider range of retail and leisure facilities.

The village itself features a variety of welcoming pubs and restaurants, including the popular The Oak PH and Bell Inn, within walking distance of the property.

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 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

