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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...



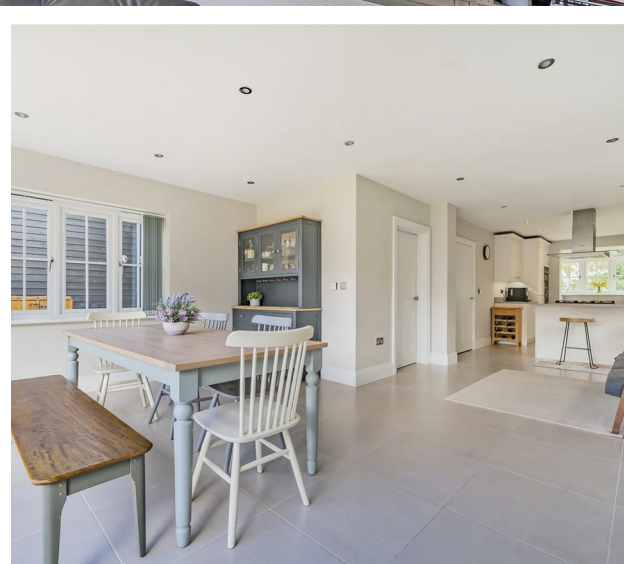
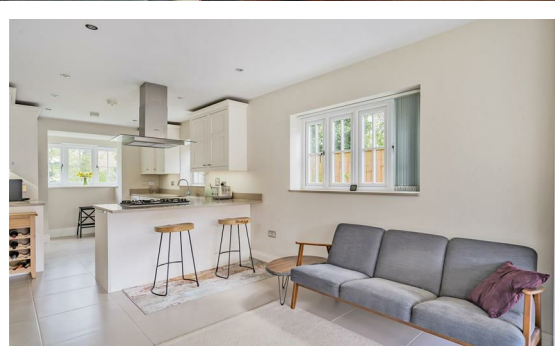
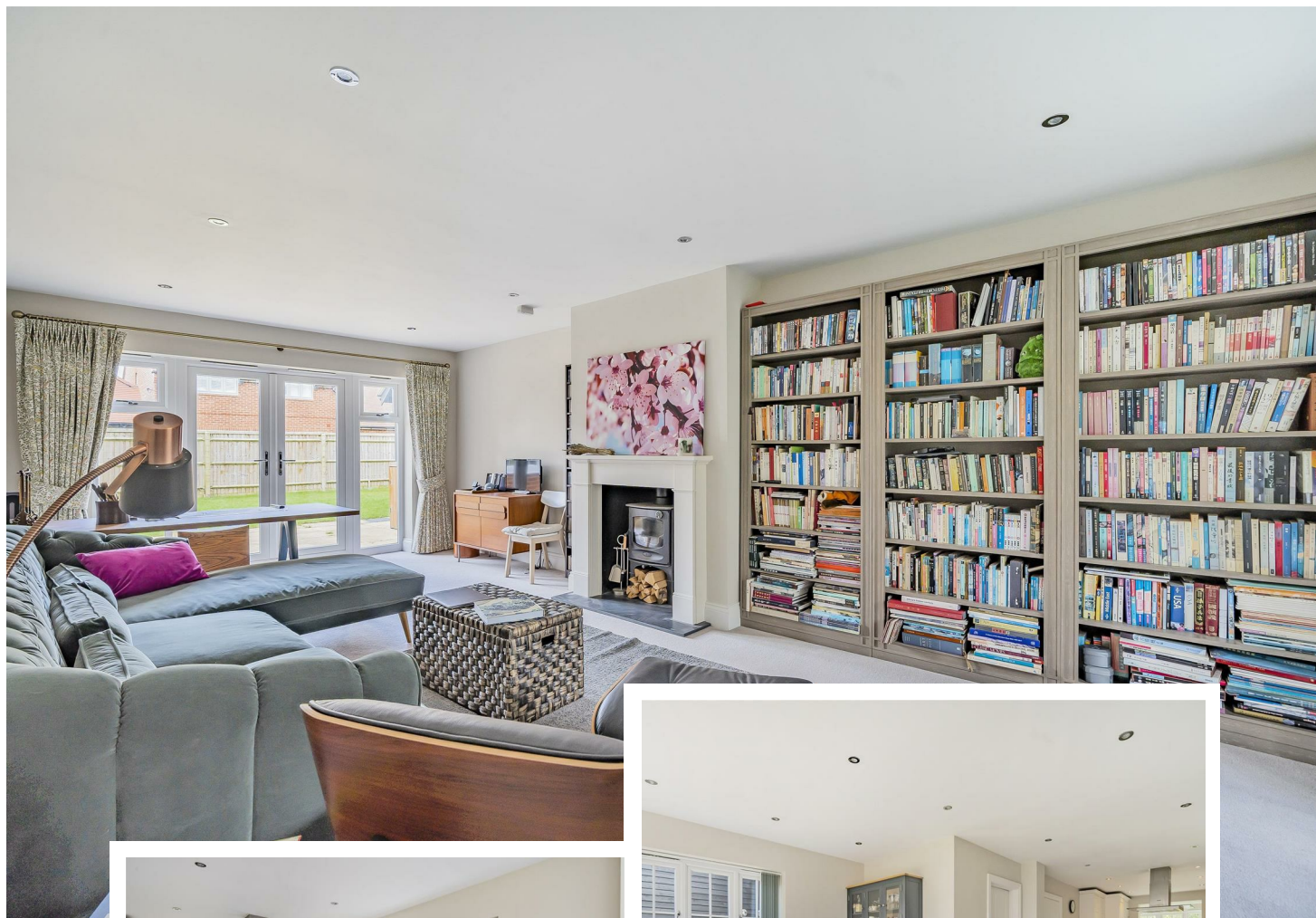
Aston Clinton

£900,000

# Aston Clinton

£900,000

A rare chance to purchase this nearly new family home which is full of character and positioned in an end cul-de-sac position offering a stunning open plan 'L' shaped kitchen/dining/family room with separate utility room and dedicated living room of 23ft. 5 double bedrooms, 3 bathrooms and double garage.



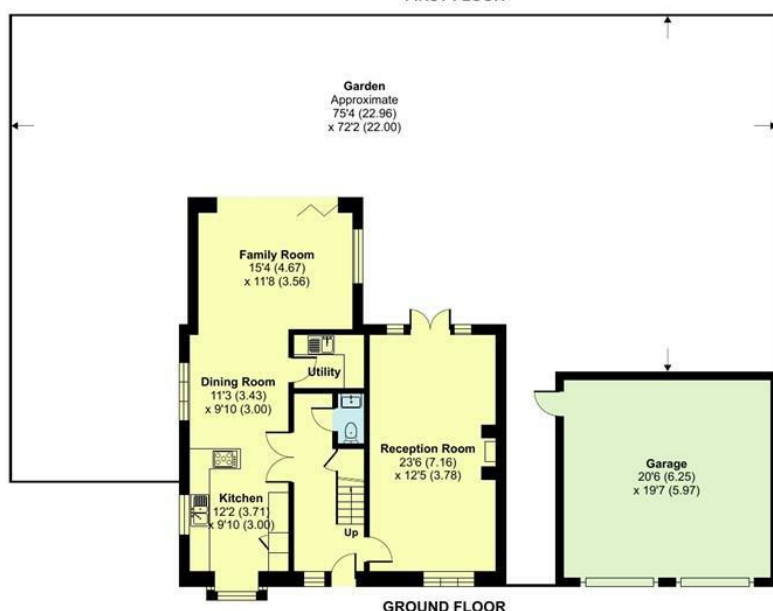
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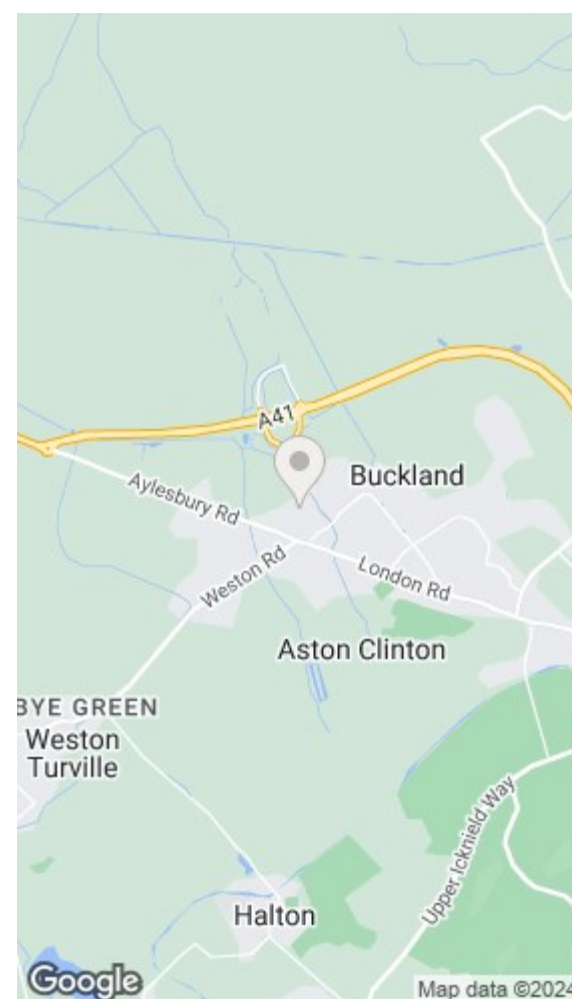
## Wheatley Road, Aston Clinton, HP22

Approximate Area = 2146 sq ft / 199.4 sq m  
 Garage = 403 sq ft / 37.4 sq m  
 Total = 2549 sq ft / 236.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sterling Homes. REF: 1111910



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



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Approaching 2,500 sq ft in size and positioned in the very best location in this Stunning development with good size Southerly facing rear garden.



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**Luxury As Standard**  
Elegance and exclusivity are defined when you walk into your Privé Collection home at Roebuck Park, in the charming Buckinghamshire village of Aston Clinton. This collection of seven impressive homes afford you and your family the luxury they deserve, with every detail carefully considered. From the moment you walk through the door, you will be struck by the exquisite design of each room, which are finished with all the quality touches you would expect from a Rectory home.  
Each home in this exclusive collection offers a magnificent specification, above and beyond the standard Rectory Difference. With generous living areas, perfect for socialising, as well as spacious and airy bedrooms to create your own personal sanctuary, every finishing touch has been included for your comfort

**The Kitchen**  
The Rectory design team have made every effort to ensure your kitchen is of exceptional quality, selecting contemporary kitchen cabinets, complete with Silestone worktops and splashbacks. The property include the following highly efficient Siemens appliances as standard: - Multi-function double oven - Contemporary multi-function extractor hood - Integrated fridge/freezer - Integrated dishwasher.

**Safe & Secure**  
- Smoke, heat and CO2 detectors are fitted as standard.  
- External doors and windows are fitted with multi point locking systems.  
- External lighting is provided to front, rear and side doors, the front door benefiting from a dusk to dawn sensor.  
- State of the art alarm system.  
- All homes benefit from the 10 year Premier Guarantee new homes structural warranty cover.

**Finishing Touches**  
- Superior smooth skimmed plaster finish to all walls and ceilings, finished in a matt emulsion with satin finish to woodwork and clear varnish to the oak stair handrails.  
- Solid core internal doors are hand painted with contemporary chrome handles.  
- Master bedrooms feature built in wardrobes.  
- Landscaped front gardens. Turf to rear garden.  
- Floor tiling to hall, kitchen and family room.  
- Fitted carpets

**Utility Room**  
Utility rooms are designed to complement the kitchen and include floor tiles, laminate worktops, sink with drainer and a tiled splashback. Space and plumbing for washing machine and tumble dryer.

#### Bathroom & Ensuites

- Elegant white Duravit sanitaryware throughout with contemporary chrome Hansgrohe taps.
- All floors and selected wall areas are finished with Minoli porcelain or ceramic tiles.
- Half height wall tiling to basin and toilet wall, full height to bath and shower cubicle
- Chrome ladder style heated towel rails to all bathrooms and en-suites
- Shaver points to all bathrooms and en-suites
- Master en-suite features a vanity unit
- Ceiling mounted extractor fans
- Mirrors to bathrooms & en-suites
- Electric underfloor heating to master en-suite
- Family bathroom to feature shower and screen
- Half height tiling to all walls in WC
- Raindance shower to master en-suite
- Family bathroom & WC feature a vanity unit

#### Heating & Electrical

- Recessed down-lighters are fitted as standard in the kitchen, family room, living room, bathrooms, en-suites and cloakroom.
- Ample sockets are provided to meet every day needs and multi-function TV points feature in the living room, family room, study and master bedroom.
- Garages are provided with lighting and power socket.
- Heating is provided by a wall mounted gas boiler, supplying underfloor heating as standard to the ground floor and compact radiators to upper floors.
- Fibre optic internet.
- Stainless steel switches to all ground floor rooms, entrance hall and landings.
- Automated up and over garage door - Spur for electric to garage.

#### Agents Information For Buyers

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 until we are in receipt of this information.



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