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Aston Clinton

OFFERS IN THE REGION OF £725,000

Temptation comes in many forms...

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Aston Clinton

OFFERS IN THE REGION OF

£725,000

A fabulous five bedroom detached property presented to an exceptional standard throughout and, being the ex show-home, benefitting from higher quality fixtures and fittings than standard. The property offers superb space throughout with a layout perfect for modern family living.

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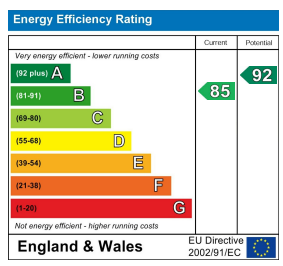
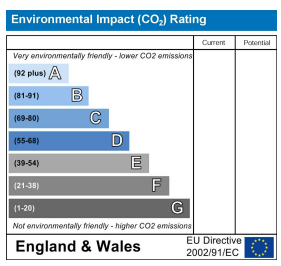
Total area: approx. 1721.3 sq. feet

All measurements are approximate.
Plan produced using PlanUp.





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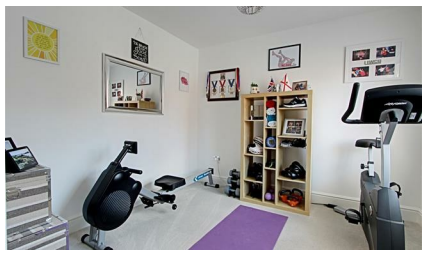

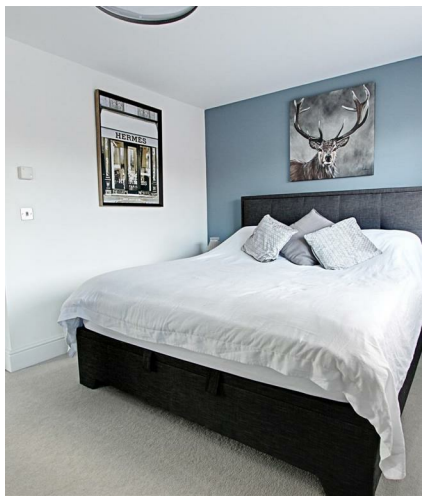

A fabulous (EX SHOWHOME) Five bedroom / Two bathroom/ separate self contained Home office/study, family home in the heart of this ever popular Bucks Village.

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The Property
Sterling are delighted to offer this superb family home to the market. The property was the show home for the development and as such benefits from upgrades throughout.

Ground Floor
You enter the property into a bright and spacious hallway with stairs rising the the first floor and doors leading to the living room, dining room, WC and the showpiece kitchen/dining/family room - an exceptional open plan space running the full width of the rear of the property with doors opening to the rear garden and the utility room which, in turn, has a courtesy door to the driveway.

First Floor
The landing has doors to all five bedrooms and the family bathroom. The master bedroom benefits from a fully fitted four piece suite.

Outside
There is a small front garden with a pathway leading from the driveway to the front door. The driveway itself provides parking for at least three vehicles and leads to the garage which has been converted to provide storage space at the front and a home office to the rear with a courtesy door opening to the rear garden. The rear garden is laid mostly to lawn with a large patio area directly to the rear of the property and a further patio area at the bottom of the garden - perfect for al-fresco entertaining.

Locality
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.

Agents Notes
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.
Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of this information.

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