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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

OFFERS IN EXCESS OF £1,250,000

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OFFERS IN EXCESS OF

£1,250,000

Measuring in excess of 4,600 sq ft overall and set within a generous plot of approximately half an acre, this impressive detached residence presents a rare and exciting opportunity. Offered with no onward chain.

The home provides exceptionally versatile and flexible accommodation, thoughtfully arranged to suit a variety of lifestyles, including the potential for comfortable multi-generational living. In addition, there is a substantial, easily accessible boarded loft space, offering excellent storage or further potential subject to the necessary consents.

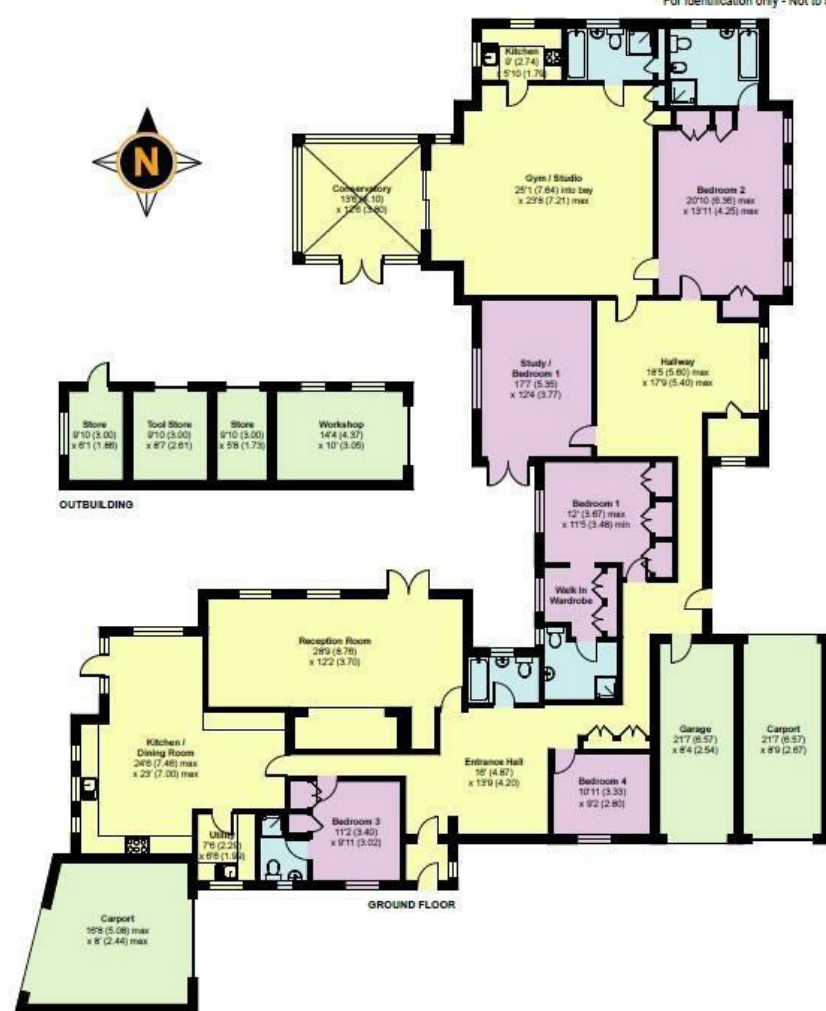
Complementing the main living areas, the property benefits from extensive garaging, substantial solar panel installation and a selection of useful outbuildings, ideal for storage, hobbies, or workspace. Enjoying a highly desirable position, the property backs directly onto open countryside, providing a wonderful sense of privacy alongside picturesque views and a peaceful, semi-rural setting.



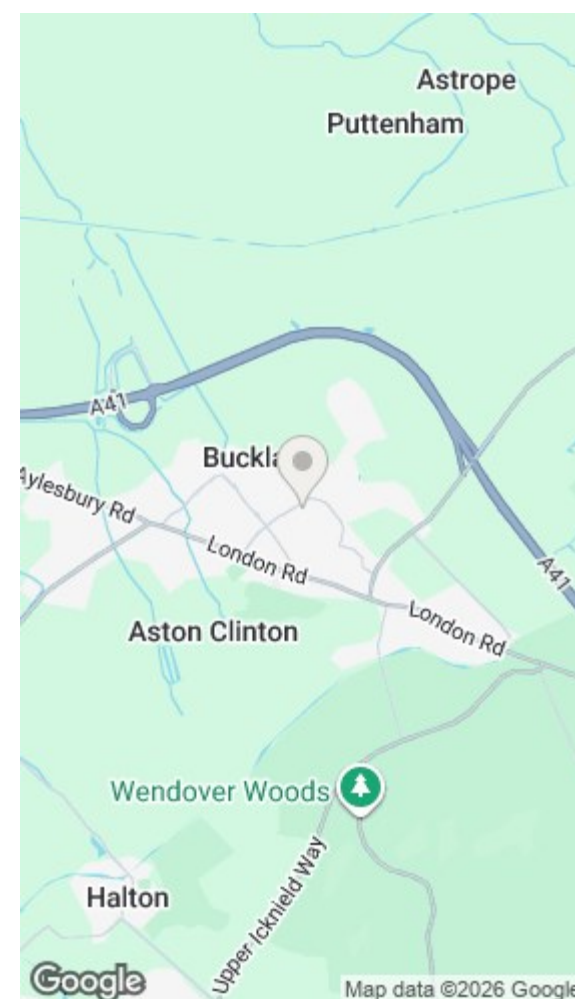
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## New Road, Aston Clinton, HP22

Approximate Area = 3851 sq ft / 357.7 sq m (excludes carport)  
 Garages = 390 sq ft / 36.2 sq m  
 Outbuilding = 376 sq ft / 34.9 sq m  
 Total = 4617 sq ft / 428.9 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © rsh.com 2026. Produced for Sterling Homes. REF: 1433453



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
73	74		

Energy Efficiency Rating: 73 (Current), 74 (Potential)

Environmental Impact (CO<sub>2</sub>) Rating: (Current and Potential ratings are not explicitly shown in the image)





A rare chance to purchase an exceptionally unique family home.



#### The Property

A truly versatile family home, the property offers 5 bedrooms, 5 bathrooms and 3 dedicated reception rooms alongside a large 'eat-in' kitchen dining room which gives access directly to the rear garden and boasts a vaulted ceiling and a comprehensive range of base and eye level units. Three of the five bedrooms benefit from ensuite bathrooms while there are an additional two bathrooms at either end of the property. The principal kitchen has the advantage of a dedicated utility room while there is a second kitchen at the East side of the property.

#### Outside

Benefitting from an exceptionally secluded and set back position the property has wrought iron gates opening to an extensive driveway which leads to a garage and two carports. The level gardens are predominantly laid to lawn and enclosed by a range of fencing and mature hedges with a centrally located pond. Siding onto open countryside the property is ideally positioned to enjoy peace and quiet but also being centrally located in this popular village.

#### 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.

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#### 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 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.



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