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# Temptation comes in many forms...



Aston Clinton

OFFERS IN EXCESS OF £1,000,000

# Aston Clinton

OFFERS IN EXCESS OF

£1,000,000

A rare chance to purchase a stunning house in a peaceful position in the centre of the village with a fully detached brick built annex and the addition of a garden cabin. Viewing is essential to appreciate the size and position of this home.



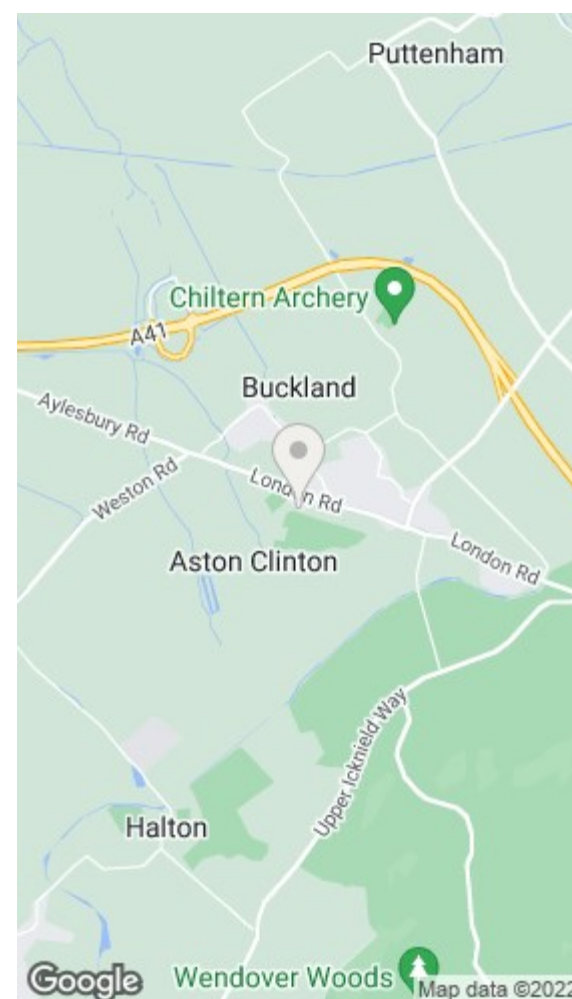
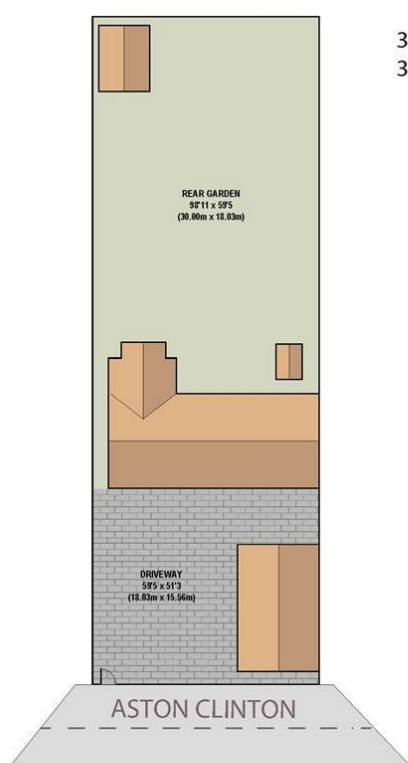
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## ASTON CLINTON

Aylesbury

Approximate Gross Internal Floor Area

3741 sq. ft / 347.51 sq. m (Including Restricted Height Area, Eaves & Gym)  
3071 sq. ft / 285.27 sq. m (Excluding Restricted Height Area, Eaves & Gym)

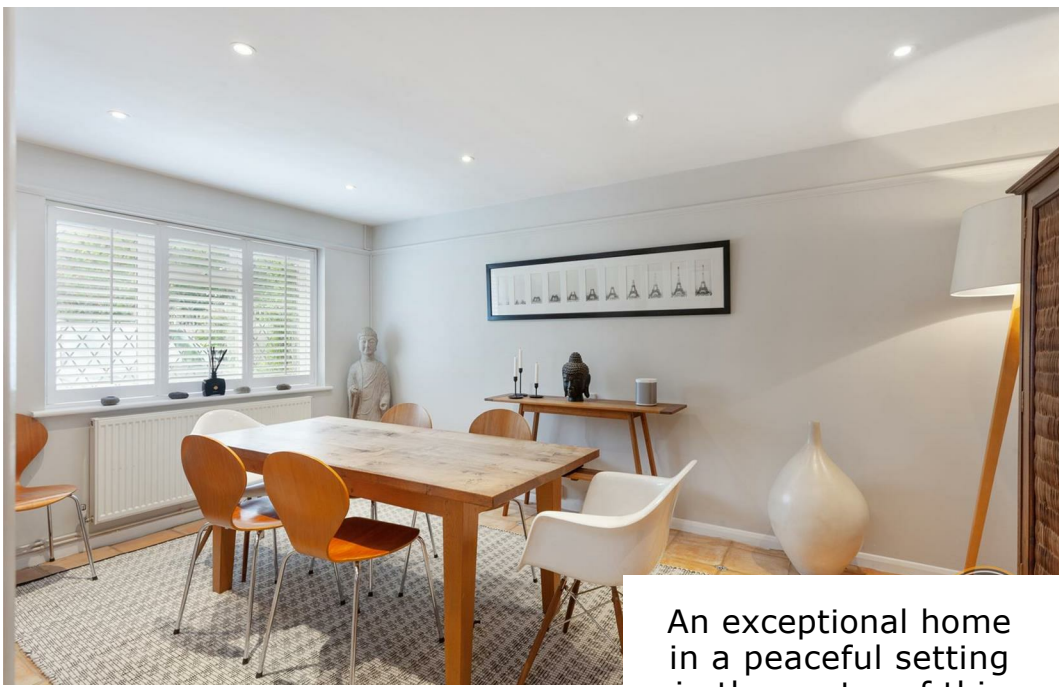


Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

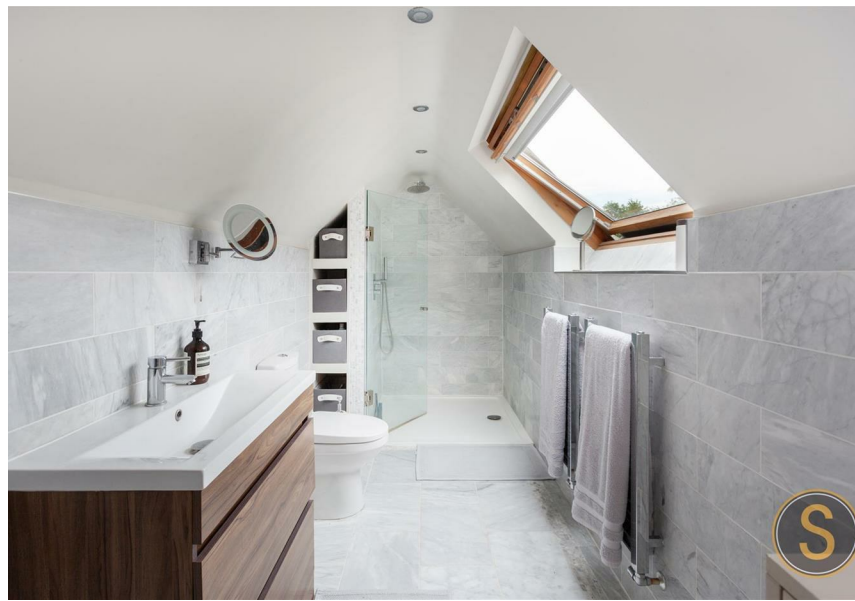
CP CREATIVE  
PROPERTY MARKETING

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) <b>A</b>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
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





An exceptional home in a peaceful setting in the centre of this popular village.



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#### Main House

Woodgate House provides flexible accommodation over two floors with two bedrooms on the ground floor, well served by a large family bathroom which has been fitted with a white four piece suite including both a walk in shower and a separate bath. A further two double bedrooms are on the first floor both of which boast ensuite shower rooms. The main reception room is an exceptional size with a large box window framing lovely views over the extensive rear garden. There is also the benefit of a cast iron wood burning stove to this reception room. In addition to the fitted kitchen/breakfast room there is a separate and dedicated dining room. A utility room and cloakroom complete this floor.

#### The Annex

With two sliding doors to the side aspect natural light absolutely floods the main reception room of the annex. The annex is detached with its own front door and a comprehensively fitted kitchen. There is also a useful ground floor cloakroom. With ample storage throughout, stairs rise to the first floor where there is large bedroom which also boasts an ensuite bathroom. There are a range of fitted wardrobes and eaves storage in the bedroom area.

#### Outside

There is an extensive patio area directly to the rear of the property which extends to the main portion of the garden which is mainly laid to lawn. The gardens are exceptionally private with a range of mature beds and borders to both the side and rear boundaries and several fruit and specimen trees. The fully insulated garden cabin has power and light and makes the ideal home office, gym or meditation hub!

#### The Location

Aston Clinton is situated just a few miles from the neighbouring towns of Tring, Wendover and Aylesbury. Communications are excellent with A41 approximately 1.5 miles providing a fast road link to Junction 20 of the M25 approximately 12 miles and from there the national motorway network. There are main line stations in Tring (London Euston approx. 36 mins), Wendover (London Marylebone approx. 50 mins) and Stoke Mandeville (London Marylebone approx. 55 mins). Aston Clinton caters for most day to day needs whilst the neighbouring towns offer a more comprehensive range of facilities. Schooling is excellent and Aston Clinton falls within the Buckinghamshire Grammar Schools catchment area. Within easy walking distance of excellent Doctors` Surgery and Dental Surgery; shop and Post Office; extensive park with common land, large children`s playground and sports facilities; a number of restaurants and public houses.

#### 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.

Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.



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