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Is there a price that would tempt you to sell or let your property?  
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and let's see if we can tempt you!

# Temptation comes in many forms...



# Aston Clinton

OFFERS IN EXCESS OF

£500,000

A wonderful chance to secure the purchase of a three double bedroom detached home with ensuite bathroom to the main bedroom and landscaped Southerly facing rear garden ideal for entertaining in the long summer months.

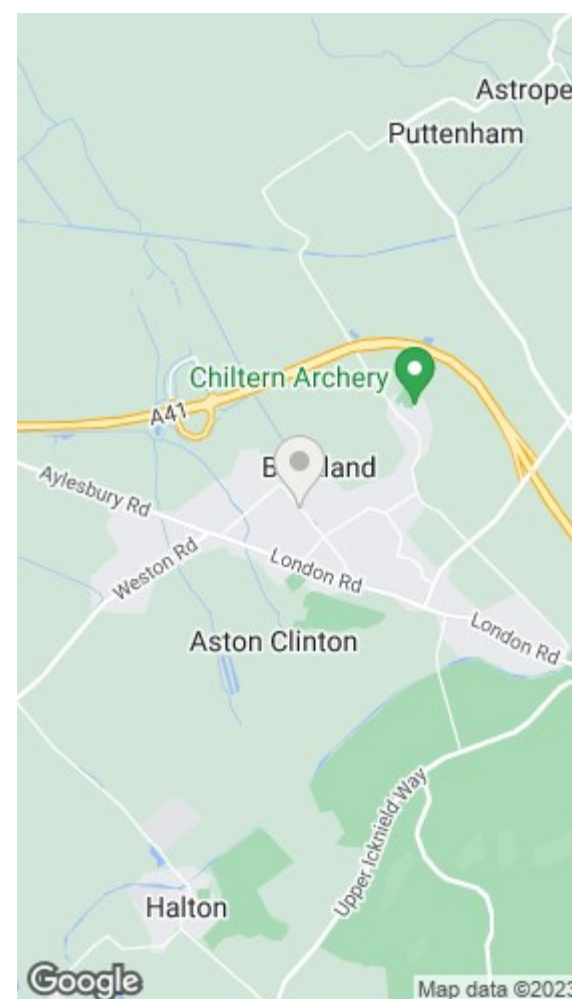
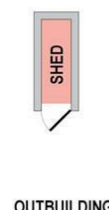
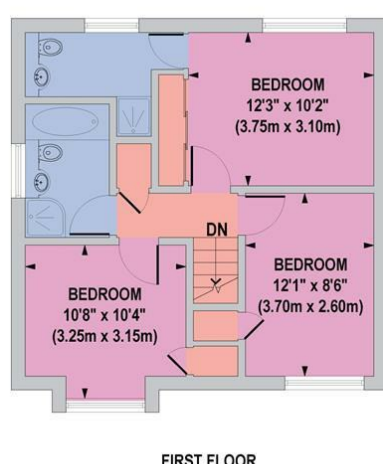
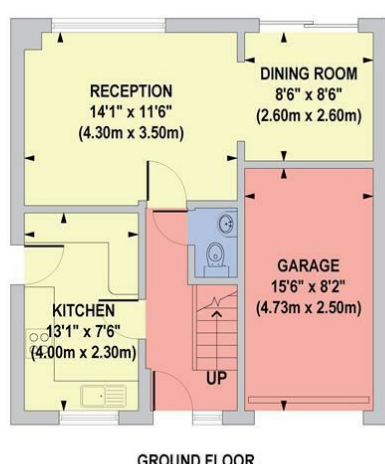
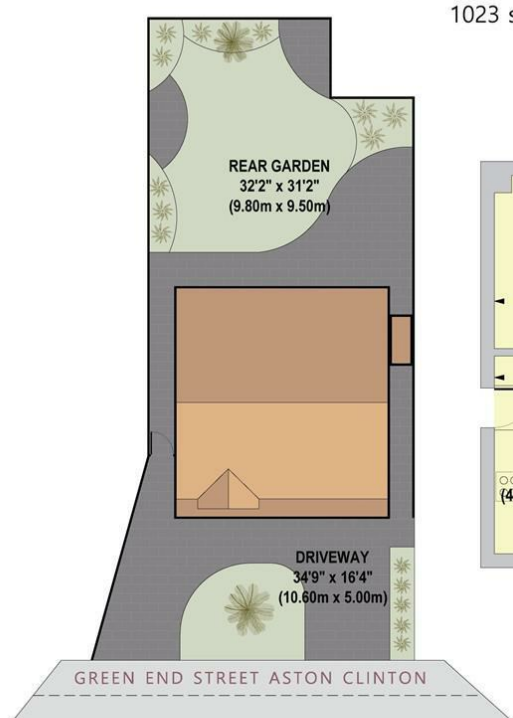


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## GREEN END STREET

ASTON CLINTON

Approximate Gross Internal Floor Area  
 1161 sq. ft / 107.86 sq. m (Including Outbuilding)  
 1023 sq. ft / 95.12 sq. m (Excluding Outbuilding)



Floor plan 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.

Vertas - [www.vertasuk.com](http://www.vertasuk.com)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A	(85)	(82 plus) A	(82 plus) A
(81-91) B		(81-91) B	(81-91) B
(69-80) C	70	(69-80) C	(69-80) C
(55-68) D		(55-68) D	(55-68) D
(39-54) E		(39-54) E	(39-54) E
(21-38) F		(21-38) F	(21-38) F
(1-20) G		(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





A stunning detached home in a prime location with a landscaped Southerly facing garden ideal for entertaining.



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#### Ground Floor

A front door opens to a spacious entrance hall which has doors opening to the ground floor accommodation and stairs rising to the first floor. There is a ground floor cloakroom fitted with a white two piece suite and a door to the left hand side opening to the kitchen which has been refitted with a high quality range of cream gloss base and eye level units and a number of integrated appliances with door opening to the side and window to the front. Moving back to the entrance hall a door directly ahead of you leads to the living room which has a window to the rear and an archway leading to the dedicated dining room which has sliding patio doors opening to the rear garden.

#### First Floor

Moving to the first floor landing there is a hatch opening to the loft space which is ideal for storage and doors opening to all first floor bedrooms and to the family bathroom which is fitted with a white four piece suite to include separate bath and shower cubicle. The three bedrooms are all of double proportions while the main bedroom boasts an ensuite shower room.

#### Outside

A block paved driveway to the front provides off road parking for two cars and leads to the single garage with metal roller up and over electric door. A pedestrian gate opens to the side and leads to the exceptionally private Southerly facing rear garden which is fully enclosed with fencing and mainly laid to lawn with patio area directly to the rear of the house and secondary 'gin and tonic' patio space to capture the setting sun.

#### The Location

Set at the foot of the Chiltern Hills, Aston Clinton is a countryside haven with all the convenience of being in close proximity to major rail and road links. This sought after village exudes history and charm, which can be seen in the 14th Century St Michael and All Angels parish church, as well as the listed Anthony Hall and the glorious rolling hills. The surrounding towns of Tring, Wendover and Aylesbury offer plenty of leisure opportunities, including shopping, theatre, golf and spas. If you're looking for a hidden gem or big brand name, you'll find an array of boutiques and shops to choose from. Enjoy a relaxing afternoon at Champneys spa or catch the latest theatrical performance in Aylesbury. If you are more of a thrill seeker, enjoy the views amongst the tree-tops at Go Ape in Wendover. There is something for everyone, the only problem you'll have is choosing what you'll try first.

#### Transport

Perfect for commuters, Aston Clinton is in close proximity to major road and rail links. The Chiltern line runs from Stoke Mandeville station, getting you into London Marylebone in under an hour. The West Coast Mainline runs from Tring Station providing an alternate route to London Euston in less than 40 minutes, as well as access to Milton Keynes, Birmingham and Manchester. If travelling by car, the A41, the M1 and the M25 are close by, making journeys to towns and cities such as Oxford and London a breeze.

With frequent bus services to Aylesbury and the surrounding villages, there is plenty to explore. For international travel, Luton Airport is just under 40 minutes away by car, while you can reach Heathrow airport in around 45 minutes.

#### Schools

The property is within five minutes walk of Aston Clinton Primary School Rated Good by Ofsted in September 2022 and is in the catchment area for the Aylesbury Grammar Schools and John Collett School in Wendover.

#### Village Amenities

Aston Clinton includes two Gastropubs within easy walking distance, both with indoor and garden dining spaces, and both rated excellent on TripAdvisor. The Bell Inn where Richard Burton and Elizabeth Taylor dined in the Sixties and Evelyn Waugh enjoyed a drink whilst teaching at the Aston Clinton School, and The Oak, a 500 year old half-timbered thatched pub. Also in the village are two further pubs, a coffee and cake shop and both a Chinese and Indian restaurant and take away.

Local shopping needs are met by the village shop which includes Post Office facilities and a Budgens local supermarket based at the Shell petrol station. A large doctor's surgery, a dental practice and a pharmacy are all in walking distance as is the village church dating to the 14th century and the Baptist Church.

The village benefits from the huge Aston Clinton Park, formerly part of the gardens of a Rothschild house with views of the Chiltern Hills and, in addition to open fields and a stream, football pitches, a cricket pitch, tennis courts, childrens' play areas and a licensed café and community hub.

A haven for walkers and nature lovers, two branches of the Grand Union Canal frame the village and it is in walking distance of the Forestry Commission maintained Wendover Woods, the Tring Reservoirs and the Aylesbury Ring walking path.

There are a wide range of village societies and activities for residents to get involved in.

#### 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 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 unless we are in receipt of all the above outlined information.



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