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Is there a price that would tempt you to sell or let your property?
Contact us for a free valuation
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Temptation comes in many forms...



Aston Clinton

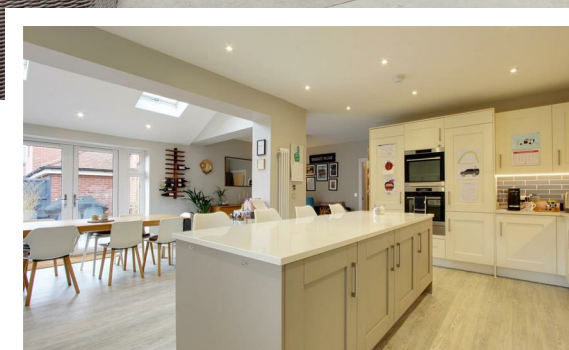
GUIDE PRICE £900,000

Aston Clinton

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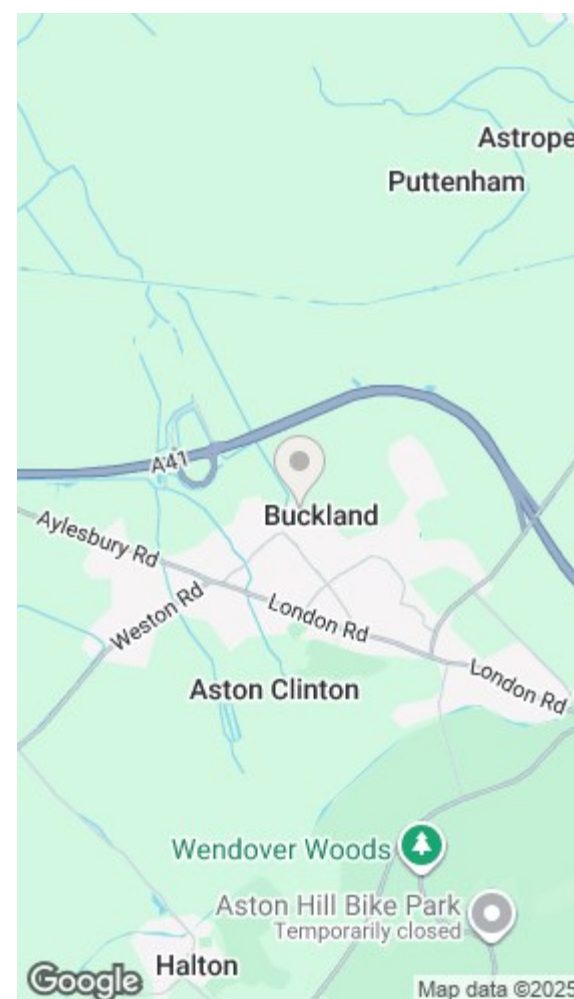
An extended five bedroom detached family home in a peaceful position overlooking countryside directly to the front and boasting an open plan kitchen/dining/family room, 2 further reception rooms, 5 bedrooms and three bathrooms. Driveway, double garage and landscaped Southerly facing rear gardens.



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Total area: approx. 2610.9 sq. feet
All measurements are approximate
Plan produced using PlanItUp



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| 86 | 91 | | |

England & Wales EU Directive 2002/91/EC





Measuring in excess of 2,500 sq ft having been extended to the rear and with a wonderful Southerly facing landscaped garden.



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The Ground Floor

An impressive entrance hall welcomes you into the property with a sweeping staircase rising to the first floor and doors opening to the ground floor accommodation. To the right hand side is the principal reception room which boasts a dual aspect to include a window to the front and French doors opening to the rear garden. On the left hand side of the entrance hall is a dedicated home office also overlooking the front. Moving through a door opens to a magnificent open plan kitchen/dining/family room which also has French doors opening to the side and two windows to the rear. The kitchen area is fitted with a central island breakfast bar and a range of high quality base and eye level units which also incorporate a number of drawers. A door from here opens to a dedicated utility room which has space and plumbing for a washing machine and tumble drier and also has the advantage of a door opening directly into the double garage.

The First Floor

A large galleried landing space has doors opening to the five bedrooms and to the family bathroom. Two of the bedrooms are positioned at the front of the property and boast really lovely and far reaching views of the countryside directly to the front. One of these bedrooms is also dual aspect and has an ensuite shower room. The principal bedroom suite is located at the rear of the property and has both a range of fitted wardrobes and an ensuite.

Outside

The front of the property has hardstanding driveway parking and leads to the double garage which has ample storage space into the roof eaves, door to the utility room and door to the rear garden. There is an extensive flagstone patio directly to the rear of the house which extends all the way to the rear boundary making an ideal entertaining space and making the most of the Southerly aspect to ensure you get the sun throughout the day. The main portion of the garden is laid to lawn while all boundaries are enclosed by fencing. To one boundary corner there is an area laid to woodchip making the perfect space for swings and slides or even a trampoline! A flagstone pathway extends from the patio area to the pedestrian door to the double garage.

The Location

Aston Clinton is set within picturesque countryside at the foot of the Chiltern Hills. The spiritual home of Aston Martin, this popular village has four public houses, a tennis club, health and fitness club and a variety of other amenities, together with charming country pubs and restaurants nearby. Less than four miles away in Aylesbury you'll find a Waitrose store for your everyday shopping needs, together with The Waterside Theatre, an Odeon Cinema and an array of high street brands at Aylesbury Friars Square Shopping Centre. The characterful towns of Wendover and Tring also offer a wide choice of retail and recreational pursuits.

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 informati



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