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# Temptation comes in many forms...



Aston Clinton

OFFERS IN EXCESS OF £750,000

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Set within the highly desirable village of Aston Clinton and surrounded by the beautiful Chiltern countryside, this exceptional detached home offers the perfect balance of village charm and modern family living.

A wonderful opportunity to purchase this immaculately presented detached home, which has been the subject of a complete high-quality renovation over recent years making it an ideal home for any family. The property benefits from solar panels providing an excellent source of energy efficiency reducing running costs in an ever increasing utility prices.

Combining elegant interiors with generous living space, this beautifully presented home offers a wonderful balance of comfort and sophistication. From the welcoming reception hallway to the sun-filled garden and stylish kitchen, every element of the property has been thoughtfully designed to create a warm and inviting family home. The inclusion of professionally designed bespoke window treatments throughout further enhances the sense of quality and attention to detail, making this a truly exceptional home ready to enjoy from the moment you move in.

Externally, the property benefits from a beautiful westerly-facing garden, perfect for enjoying afternoon and evening sun, complete with a garden room, private driveway, and double-length garage.



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## Brook Street, Aston Clinton, HP22

Approximate Area = 1281 sq ft / 119 sq m (excludes void)  
 Limited Use Area(s) = 141 sq ft / 13.1 sq m  
 Garage = 324 sq ft / 30.1 sq m  
 Outbuilding = 153 sq ft / 14.2 sq m  
 Total = 1899 sq ft / 176.4 sq m

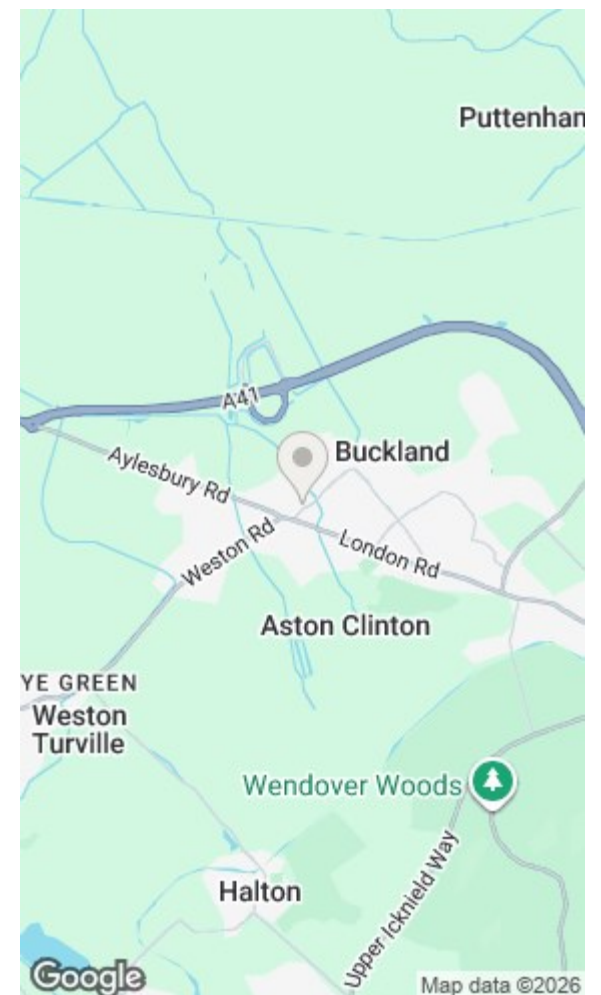
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Sterling Homes. REF: 1423170



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>		(61-81) <b>B</b>	
(69-80) <b>C</b>		(49-60) <b>C</b>	
(55-68) <b>D</b>		(35-48) <b>D</b>	
(39-54) <b>E</b>		(29-54) <b>E</b>	
(21-38) <b>F</b>		(21-28) <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



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A fabulous family home situated in the heart of the Village.



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#### The Ground Floor

A welcoming reception hallway introduces the property, providing access to all ground floor accommodation.

The main reception room, positioned at the front of the property, features an elegant fireplace creating a warm and inviting living space. To the rear, a second reception room benefits from French doors opening onto the garden, providing an ideal space for entertaining or relaxed family living.

The kitchen is finished to an exceptional specification, fitted with a comprehensive range of base and eye-level units complemented by Corian worktops and a number of integrated appliances. A window overlooks the rear garden, while a door leads to a covered side access area.

Also located on the ground floor is a fully tiled contemporary wet room featuring a walk-in shower, concealed cistern WC and wall-hung wash basin. A double bedroom on the ground floor offers excellent flexibility, making it ideal for guests, multigenerational living, or a home office.

#### The First Floor

The galleried landing overlooks the reception hallway below and leads to two further bedrooms and the family bathroom.

Both bedrooms enjoy pleasant views over the rear garden, with one benefiting from extensive eaves storage.

The family bathroom is fitted with a stylish four-piece suite including a panelled bath, separate shower cubicle, low-level WC and wash basin.

#### Outside

To the front of the property is an extensive block-paved driveway alongside a lawned area enclosed by a low-level brick wall.

Gated side access leads to a covered walkway connecting to the double-length garage, which benefits from power, lighting and extensive solar panels on the roof, providing an excellent source of energy efficiency.

The westerly-facing rear garden enjoys afternoon and evening sun and features a combination of artificial lawn, flagstone patio and a generous lawned area.

Stepping stones lead to a timber-framed garden room with power and lighting, offering an ideal space for a home office, gym or creative studio.

The patio area is perfectly positioned to capture the evening sunset during the summer months, creating a wonderful outdoor entertaining space.

#### The Location

Situated within the stunning countryside of the Chiltern Hills, Aston Clinton is a highly desirable village offering a perfect balance of rural charm and modern convenience.

The area is particularly popular with families thanks to the highly regarded grammar school system, including:

- Sir Henry Floyd Grammar School
- Aylesbury Grammar School
- Aylesbury High School for Girls

A number of excellent local primary schools are also nearby including Aston Clinton primary school 5 mins walk.

#### Village Ambiance

Aston Clinton retains a strong village community atmosphere, while still offering convenient local amenities.

The nearby town of Wendover provides a selection of boutique shops, cafés, restaurants and supermarkets, while Tring and Aylesbury offer a wider range of retail and leisure facilities.

The village itself features a variety of welcoming pubs and restaurants, including the popular The Oak PH and Bell Inn, within walking distance of the property.

#### 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. The charge for this is £75 plus VAT per person.

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