

THALIA

27, UPPER ICKNIELD WAY, ASTON CLINTON, HP22 5NF

Offers in Excess of £1,300,000



OCCUPYING AN ELEVATED POSITION, AN OUTSTANDING FOUR BEDROOM DETACHED FAMILY HOME, HAVING BEEN EXTENDED AND REMODELLED IN RECENT YEARS AND WITH PANORAMIC VIEWS OVER COUNTRYSIDE.

FINE & COUNTRY

Elevated position

FINE & COUNTRY



Thalia is approached via electronic gates providing access to a carriage driveway with parking for several cars. The ground floor flows beautifully with plenty of natural light and comprises a fabulous kitchen/breakfast room with underfloor heating, built in appliances, quartz work surfaces and far reaching views. The dual aspect sitting room is equally light and spacious, as is the family room and garden room. A further room is currently arranged as a gym but this could equally become a snug. There is a downstairs cloakroom and a utility room which completes the ground floor.

On the first floor, the principle bedroom has a dressing room with fitted wardrobes and an en suite shower WC. There are three further bedrooms, all of which have fitted wardrobes and two with en suite shower WC's. The family bathroom is a five piece suite and note that all bathrooms face rolling countryside.

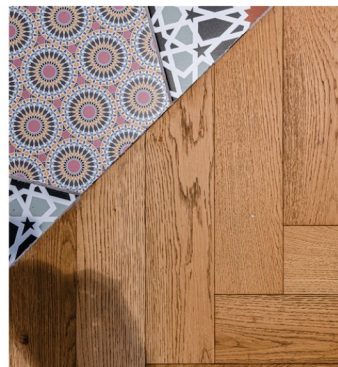
Outside, the rear garden is a delight and this elevated position offers fantastic panoramic views.

AT A GLANCE

Four Double Bedrooms
Four Bathrooms
Four Reception Rooms

ACCOMMODATION

Kitchen Breakfast Room
Utility Room
Sitting Room
Dining Room & Bar
Cinema/Entertainment Room
Sun Room Room
Gym
Guest WC
Principle Bedroom
Dressing Room
En suite Shower WC
Bedroom 2
En suite Shower WC
Bedroom 3
En suite Shower WC
Bedroom 4
Family Bathroom/Shower WC
Carriage Driveway
Parking for several cars.
Rear Garden



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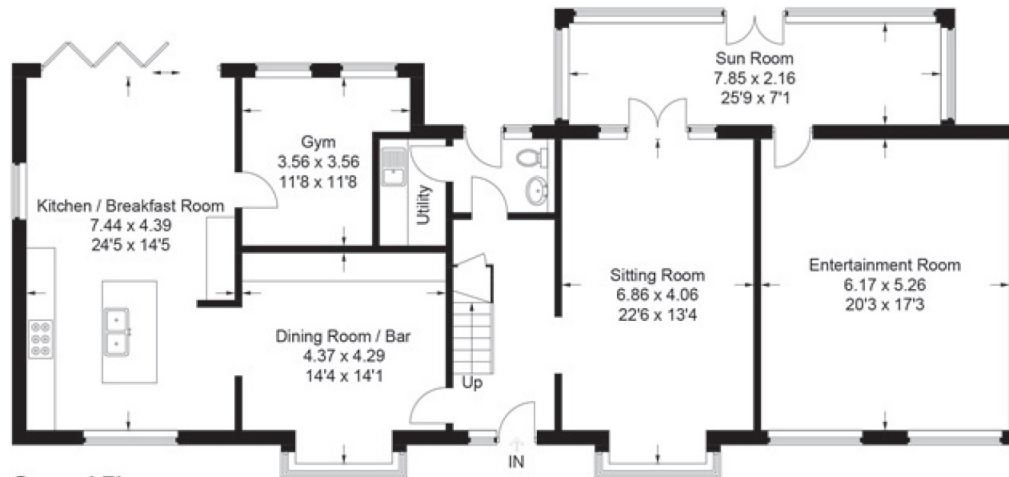




Approximate Gross Internal Area
Ground Floor = 161.3 sq m / 1,736 sq ft
First Floor = 103.4 sq m / 1,113 sq ft
Total = 264.7 sq m / 2,849 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

LOCATION

Aston Clinton

The village offers a local shop, post office, churches, doctors surgery and a choice of public houses and restaurants. Nearby Wendover has an interesting mixture of cafes, restaurants and boutique shops, whilst the nearby town of Aylesbury offers a more comprehensive range of amenities, including supermarkets, entertainment and leisure facilities.

ADDITIONAL INFORMATION

Mains water and electricity.
Sewage; cesspit

Heating: Gas central heating to radiators

Postcode: HP22 5NF

Council Tax Band: G

Local Authority: Buckinghamshire
County Council

Energy rating: Current (XX) Potential (XX)

Full details available via the government website below:

<https://www.gov.uk/find-energy-certificate>

FINE & COUNTRY

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