



Old Mill Place
Aston Clinton

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Offers In Excess Of £575,000

entrance hall | lounge | kitchen/dining room | WC | first floor landing | master bedroom with ensuite shower | two further bedrooms | family bathroom | front & rear gardens | home office | off road parking

A stylish three bedroom semi-detached family home with the benefit of a detached garden office, situated in a quiet village setting within the Bucks education catchment area.

Beautifully presented throughout, this stunning property includes a generous lounge with fireplace and woodburning stove. At the rear, the open-plan kitchen/dining room features contemporary cabinetry and bi-fold doors opening onto the garden. Integrated appliances include an oven, microwave, dishwasher and washing machine. The ground floor is completed by a convenient WC.

On the first floor, the master bedroom benefits a modern ensuite shower room. A further two bedrooms are served by the stylish family bathroom.

Outside, the rear garden features paved and lawned areas plus trees and hedging. A detached garden room provides a superb option for an office and/or gym. To the side, off-road parking for two vehicles benefits from an EV charging point.

Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage. Council tax band D (Aylesbury Vale).

Situation

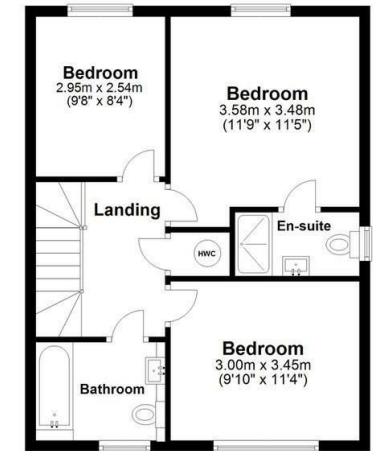
Aston Clinton is conveniently located a few miles from the neighbouring towns of Tring, Wendover and Aylesbury, which provide excellent shopping, sporting and educational facilities. Local village amenities include a doctor's surgery, pharmacy, shop/post office, school, large park with cafe, and public houses. For commuters, the A41 provides easy access to the M25 while the mainline stations at Tring and Wendover offer regular services to London (Euston) and London (Marylebone), respectively.

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.

Ground Floor
Approx. 53.9 sq. metres (580.6 sq. feet)

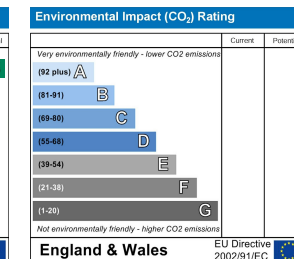
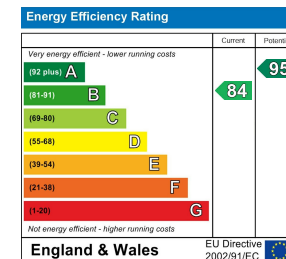


First Floor
Approx. 48.5 sq. metres (522.6 sq. feet)



Total area: approx. 102.5 sq. metres (1103.2 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
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