



Pfullmann Street  
Aston Clinton



## Offers In Excess Of £975,000

entrance hall | living/dining room | reception room | kitchen/dining/family room | utility | WC | first floor landing | one ensuite bedroom | three further bedrooms | family bathroom | second floor ensuite bedroom with separate shower | rear garden | gazebo | double garage & driveway parking

This beautiful five bedroom detached family home offers over 2,600 square feet of contemporary accommodation, excellent living space plus garage and driveway parking.



An exceptional five bedroom detached family home, beautifully presented throughout and offering generous, versatile accommodation arranged over three floors. This impressive property combines stylish interiors with excellent entertaining space, modern conveniences and a wonderful garden setting.

The ground floor comprises a welcoming entrance hall with downstairs WC, a large double aspect living/dining room with a fireplace and wood burning stove and a spacious contemporary kitchen/dining/family room fitted with integrated appliances and underfloor heating. There is plenty of space for everyday family life as well as mealtimes, with bifolding doors opening onto the garden. A useful utility room completes the ground floor.

On the first floor there are four good sized bedrooms, one with an ensuite, together with a family bathroom. The second floor is home to the main bedroom suite, which offers a generous bedroom and a well appointed ensuite with both a bath and separate shower.

#### Outside

Outside, the property continues to impress. A large paved patio sits immediately off the house, leading onto a well maintained lawn. Beyond, a charming wooden gazebo provides the perfect space for alfresco dining, entertaining or simply relaxing in the warmer months. A driveway provides ample off road parking in addition to the double garage/home cinema room.

#### Tenure

Freehold.



#### Services

Gas fired boiler serving domestic hot water and heating. Solar panels installed. Mains water, electricity and drainage.

#### Fibre broadband

Council tax band G (Aylesbury Vale)

#### Situation

Aston Clinton is a desirable Buckinghamshire village known for its blend of peaceful countryside living, rich history (Rothschild connections), excellent local amenities (parks, pubs, schools). For commuters, the A41 bypass offers good connections to both the M1 and M25. Tring Station is a short drive away and provides a fast and frequent service to London (Euston).



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Approximate Gross Internal Area  
 Ground Floor = 88.5 sq m / 953 sq ft  
 First Floor = 86.1 sq m / 927 sq ft  
 Second Floor = 37.4 sq m / 402 sq ft  
 (Including Eaves)  
 Garage / Home Cinema = 36 sq m / 387 sq ft  
 Total = 248.0 sq m / 2,669 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85
(81-91)	B	90
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.

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