



Aston Clinton

REALISTIC OFFERS CONSIDERED

£850,000

A stunning detached family home approaching 3,000 sq ft in size and benefiting from a large corner plot with an elevated position which provides some of the finest views in the area!

The accommodation is arranged over three floors and provides the optimum degree of flexibility that could suite a variety of different family needs. A sprawling entrance hall welcomes you into the property and has stairs rising to the first floor, stairs descending to the lower ground floor and doors opening to accommodation. The kitchen/breakfast room has a central island and double doors opening directly to the family room. There is a dedicated study which looks out to the front of the property, separate dining room and living room with dual aspect views. A ground floor cloakroom completes this levels accommodation.

There are four bedrooms which are all of double proportions, three of which are served by a bathroom and shower room while the main bedroom has a walk in dressing room and spacious ensuite bathroom.

The property also benefits from a utility room as well as a large store room.

Outside a gated entrance leads to the driveway which wraps around the front and continues down the side of the property leading to a large area of hard standing which is an ideal area for the construction of a large double garage or outhouse should this be required (STNP). The rear garden is laid to lawn and fully enclosed by a range of fencing and also benefits from a large shed and a secure bike store.







A substantial family home situated in an Area of Outstanding Natural Beauty with stunning views over Aylesbury Vale.



About Aston Clinton - 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 large park with tennis, football and bowls clubs, lovely walks, trim trail and playground. The cricket club is a short walk away from the park and adjacent to the pretty village church. There are a host of charming country pubs and restaurants nearby.

On Your Doorstep - Less than four miles away in Aylesbury you will find all the large grocery retailers including Waitrose, together with the Waterside theatre, an Odeon cinema and an array of high street brands. Close by, the characterful towns of Wendover and Tring also offer a wide choice of retail and recreational facilities.

Fitness and Leisure - For family fun, Go Ape and Wendover Woods are full of award-winning outdoor adventure activities and breathtaking scenery or you can splash out at Aqua Vale swimming and fitness centre. For more peaceful surroundings, visit the country house retreat of Waddesdon Manor or play a relaxing round on the stunning 18-hole course at Chiltern Forest Golf Club, set in an Area of Outstanding Natural Beauty.

Schooling in the Area - For families seeking a state primary school, both Aston Clinton primary School and the outstanding Halton Community Combined Primary School are in close reach. For secondary education, there is a choice of Grammar schools - Aylesbury Grammar School for boys, Aylesbury High School for girls or the co-educational Sir Henry Floyd Grammar School. The John Colet co-educational secondary school located in Wendover is also within easy reach.

There are several independent primary and secondary schools including the highly regarded Berkhamsted School in the area.

Transport - Aston Clinton is a haven for commuters thanks to its close proximity to major road and rail links. The A41 bypass is less than one mile away and connects directly with the M25 at junction 20 and leads to the M1 at Junction 8. The car journey time to Central London takes approximately one hour. The nearest stations are Stoke Mandeville station at just under 3 miles away with direct trains to London Marylebone arriving in just under an hour, or Tring station which is 6 miles away with direct trains to London Euston taking approximately 35 minutes.

Agents Notes 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.

Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.

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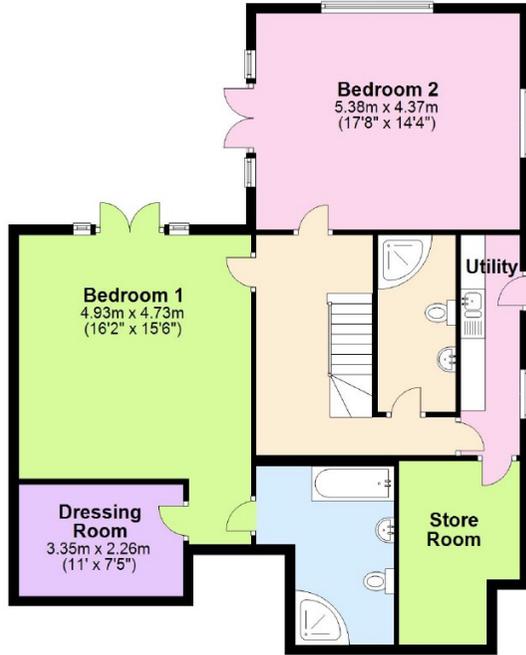




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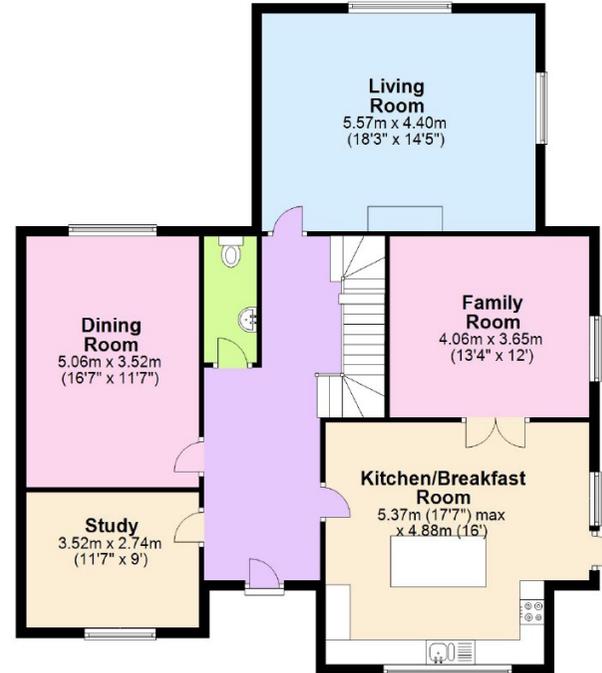
Lower Ground Floor

Approx. 99.3 sq. metres (1069.3 sq. feet)



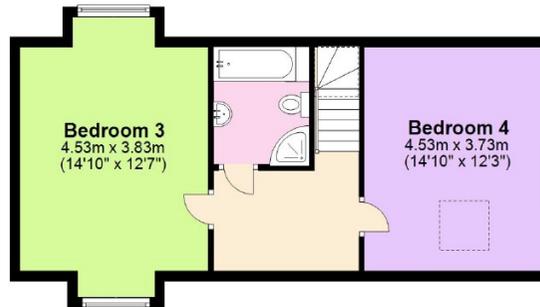
Ground Floor

Approx. 115.6 sq. metres (1244.2 sq. feet)



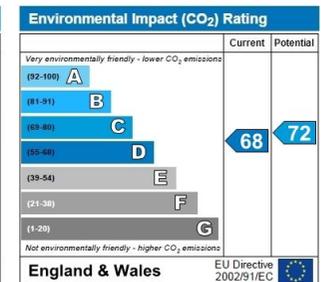
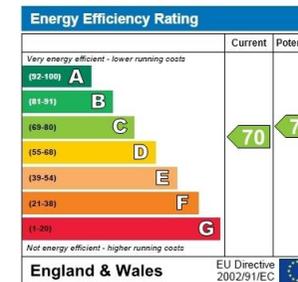
First Floor

Approx. 50.6 sq. metres (544.3 sq. feet)



Total area: approx. 265.5 sq. metres (2857.7 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



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