



Aston Clinton

OFFERS IN THE REGION OF

£900,000

PLOT APPROACHING 0.4 ACRESDOUBLE GARAGE***SET BACK AND PRIVATE POSITION WITHIN THE VILLAGE CENTRE*** Sterling are delighted to be appointed SOLE SELLING AGENTS for this STUNNING FAMILY HOME. Situated in the very heart of the village and having undergone extensive refurbishment and remodelling, the home now provides accommodation in excess of 3000 SQ FT, a mix of modern and traditional living for a discerning purchaser. Highlights of the property include :

- "APPROX 3000 SQ FT OF LIVING ACCOMODATION"
- " FIVE BEDROOMS "
- " FIVE RECEPTION ROOMS "
- " TWIN LUXURY FITTED EN-SUITES "
- " CHARMING COUNTRY STYLE KITCHEN "
- " AGA RANGE AND INDEPENDANT DOUBLE OVEN "
- " SPACIOUS GARDEN ROOM "
- " SUNNY GARDENS FOR ALL YEAR ENTERTAINING "
- " WRAP AROUND GARDENS "
- " DOUBLE GARAGE "
- " EXTENSIVE PARKING FOR SEVERAL VEHICLES "

VIEWING COMES HIGHLY RECOMMENDED, CLICK BROCHURE LINK FOR FULL DETAILS.

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A simply stunning FIVE RECEPTION ROOM / FIVE BEDROOM/ THREE BATHROOM family home situated in the very heart of the village.



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 & 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 Locally - 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.

Commuter Links - 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 - 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.

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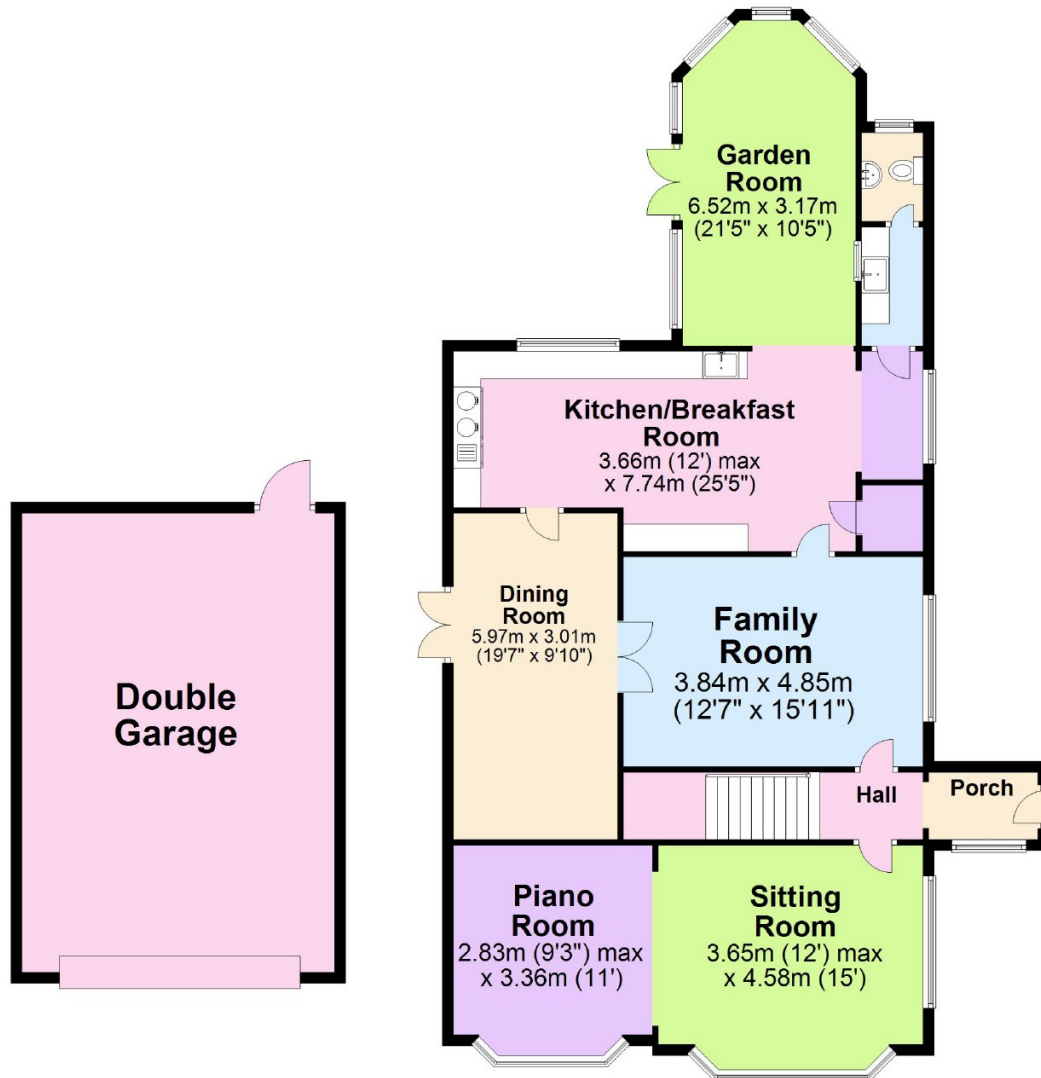




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Ground Floor

Approx. 195.9 sq. metres (2108.7 sq. feet)

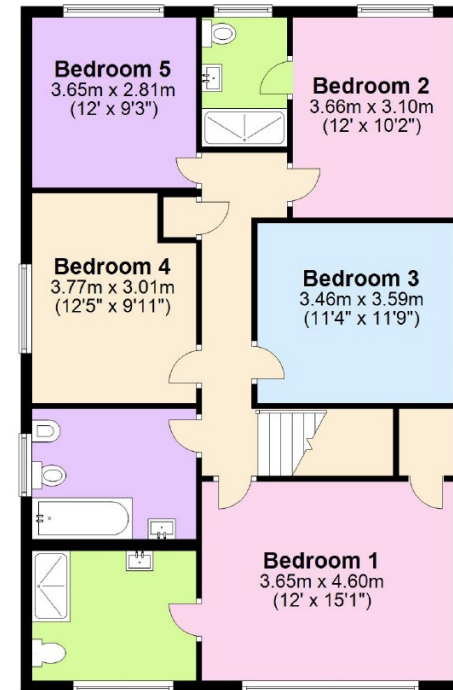


Total area: approx. 288.7 sq. metres (3107.2 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.

First Floor

Approx. 92.8 sq. metres (998.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		52	69
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		48	65
England & Wales			
EU Directive 2002/91/EC			

Temptation comes in many forms...

sterling 
estate agents

Is there a **price** that would **tempt**
you to **sell** or **let** your **property**?

Contact us for a **free valuation**
and let's see if we can **tempt** you!

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Aylesbury & Villages:
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Berkhamsted Select
& Country Homes:
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Hemel, Boxmoor
& Bovingdon:
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Kings Langley, Abbots
Langley & Watford:
01923 270 666



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