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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!

# Temptation comes in many forms...



Aston Clinton

OFFERS IN EXCESS OF £875,000



# Aston Clinton

OFFERS IN EXCESS OF

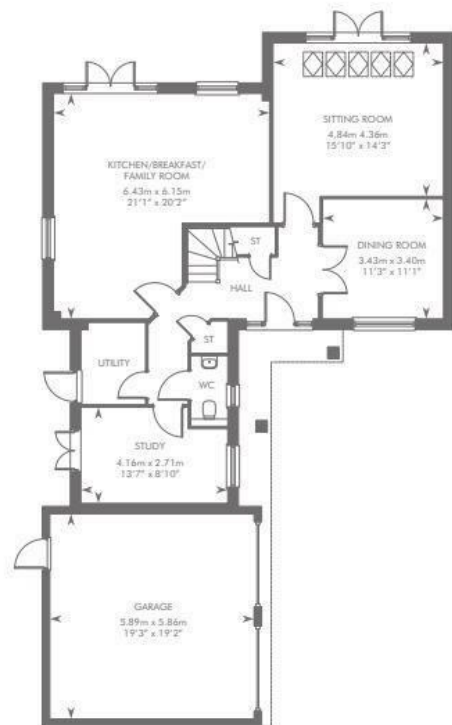
£875,000

A rare opportunity to purchase a stunning, nearly new family home in excess of 2000 sq ft with huge driveway, double garage and large corner plot wrap around gardens.



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THE SELTEN  
PLOT 8 - AS SHOWN  
PLOT 54 - HANDED



GROUND FLOOR



FIRST FLOOR

Dotted lines denote reduced head height or structure above. Please ask your Sales Consultant for further details. ST: Store cupboard. W: Wardrobe. Velux window.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
87	92		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	







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A nearly new family home in excess of 2000 sq ft with a large plot including extensive driveway and rear gardens.



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**Ground Floor**  
Tailor-made for busy family life, everyone can spread out in The Selten's extensive kitchen/breakfast/family room, with French doors opening onto the rear patio. A separate utility room, integral double garage and storage cupboards keep things tidy, while the generous sitting room with French doors, dining room and study create elegant settings to relax in.

**First Floor**  
Upstairs, the en suite master bedroom is a glamorous sanctuary, complete with a large dressing room, complemented by a second en suite bedroom with a fitted wardrobe and two further bedrooms as well as a luxury four-piece family bathroom.

**Outside**  
Without a doubt the large plot size of this wonderful home is a major feature. An enormous block paved driveway to the front provides parking for multiple vehicles and leads to a double garage with storage into the roof space and courtesy door to the rear garden. There is also a pedestrian gate opening to the rear gardens. 'L' shaped in aspect there are large gardens to the side and the rear aspects which are laid to lawn and fully enclosed by fencing.

**The Location**  
Its the tranquil escape for a relaxed family lifestyle. Somewhere you can take things as easy or active as you like. A contemporary collection of 39 luxury 4 and 5 bedroom family homes in desirable Aston Clinton, Longhorn Gardens is the exclusive village retreat you've always dreamed of!

**Aston Clinton Village**  
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 tennis club, health and fitness club and a variety of other amenities, together with charming country pubs and restaurants nearby.

**Education in the area**

For families seeking a highly rated state school, Aston Clinton Primary School and the outstanding Halton Community Combined Primary School are both in close reach. For secondary education, John Colet School is located in Wendover, or alternatively you can choose between the outstanding Aylesbury Grammar School for Boys, Aylesbury High School for Girls and the mixed Sir Henry Floyd School.

**Perfect for the Commuter**

Aston Clinton is a haven for commuters thanks to its close proximity to major rail and road links. The nearest station is just under three miles away at Stoke Mandeville, or Wendover four miles away, both on the Chiltern Line, while Tring Station is some six miles from the village on the Birmingham New Street Line. Stoke Mandeville runs direct trains to London Marylebone in under an hour and the Tring to London Euston journey is approximately 35 minutes. Nearby London Road leads to the A41, which runs between Tring and Aylesbury, connecting directly with the M25 at junction 20 and M1, junction 8 in Hemel Hempstead. Regular bus services to Aylesbury, Tring, Hemel Hempstead and Berkhamsted are available from London Road too. The international gateway of London Luton Airport is only a 21-mile drive away whilst Heathrow Airport is within a 32-mile drive, making Longhorn Gardens a highly desirable destination both for business and leisure.

**Agents Information For Buyers**

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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