



Chiltern Edge, 5 Upper Icknield Way
Aston Clinton, Buckinghamshire, HP22 5NF

TIM RUSS
& COMPANY

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- Fabulous Panoramic Views
- Five Good Size Bedrooms
- Three Reception Rooms
- Two Bathrooms
- Spacious Sitting Room with Fireplace
- Kitchen/Breakfast Room
- Utility Room
- Double Garage
- Plot approaching ½ Acre

£1,100,000

A detached five bedroom family home set in lovely grounds of just under half an acre with superb panoramic views across the Vale of Aylesbury.

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The Property

A beautifully presented light and airy property with stunning panoramic views across the Vale of Aylesbury. The accommodation comprises: large reception hall with wood flooring and staircase rising to the first floor, cloakroom, spacious double aspect sitting room with open fireplace, fabulous conservatory with far reaching views, a superb kitchen / breakfast room with integrated appliances including dishwasher, fridge and Rangemaster oven, utility room with space and plumbing for a washing machine and space for a large fridge / freezer, separate dining/family room. To the first floor there is a galleried landing, master bedroom with large en-suite bathroom, four further bedrooms and a family bathroom. The property must be viewed to be appreciated.

Outside

The property is situated on a generous gated plot of just under ½ acre, set back from Upper Icknield Way. To the front there is a block paved driveway which leads to the double garage with mature trees and shrubs to the front and side boundaries. The rear garden is a particular feature enjoying far reaching views. There is a large paved patio immediately abutting the property which leads on to a good area of lawn. Leading through a pergola there is a further extensive lawned area with

various mature fruit trees. A gated side access leads to the front and to the garage.

Garage

Double garage with electric up and over door, light and power.

Location

Aston Clinton is situated within the triangle of Wendover, Tring and Aylesbury with a good mix of restaurants, shops and amenities. This popular village has a local shop, post office, churches, doctor's surgery and a choice of public houses and restaurants, an extensive park, large children's playground and sports facilities. Schooling is excellent. There is a highly regarded primary school in the village, grammar schools in Aylesbury and the John Colet in Wendover. There is also a good selection of private schools in the area. For travel to London there are mainline stations in Wendover with its regular service into London Marylebone (c50 minutes) and Tring - London Euston (c35minutes) whilst access to the M25 can be found via the A41(M) or alternatively the M40 at Beaconsfield or Bicester. Nearby is the Chiltern Forest Golf Club and there are some lovely rural walks, bridle paths and cycling routes with Coombe Hill, Wendover Woods and the disused arm of the Grand Union Canal nearby.

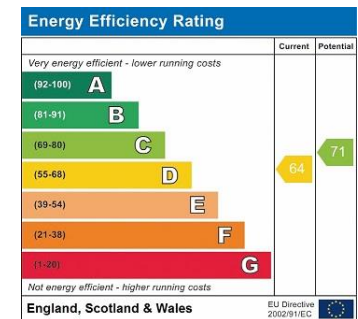
Directions

From our office in Wendover proceed to the bottom of the High Street and turn right at the mini roundabout towards Tring. Follow this road, proceeding straight over two further mini roundabouts and pass through RAF Halton towards Wendover Woods. The property can be found on the left hand side just prior to Stablebridge Road as indicated by our For Sale board.

Post Code for SatNav: HP22 5NF

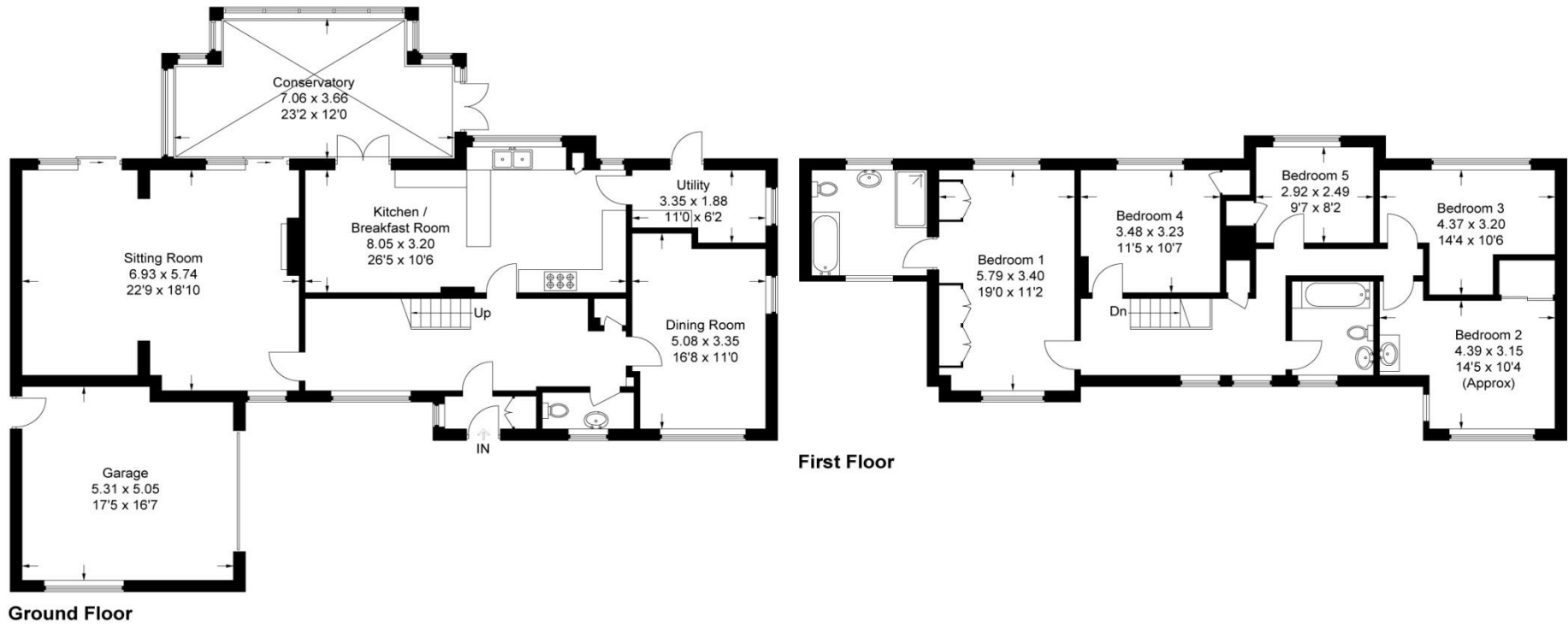
Viewings Strictly by appointment only.

Mortgage Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.









Chiltern Edge

Approximate Gross Internal Area
 Ground Floor = 141.4 sq m / 1522 sq ft
 First Floor = 98.9 sq m / 1065 sq ft
 Garage = 26.4 sq m / 284 sq ft
 Total = 266.7 sq m / 2871 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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