





Guide Price
£1,295,000

A substantial detached bungalow offering flexible accommodation in excess of 4500sq ft positioned on over half an acre plot in a private location within the heart of Aston Clinton with the convenience of nearby amenities. The accommodation offers tremendous potential for multi-generational living with a secondary kitchen area and multiple en-suite shower and bathrooms. Externally there are two carport/storage areas, garage and a variety of outbuildings including a greenhouse and sheds. The property is also marketed with NO ONWARD CHAIN.

Property Description

ENTRANCE PORCH

Double glazed window to side aspect. Door to:

ENTRANCE HALL

Double glazed window to front aspect. Two radiators, doors to lounge, bathroom, bedrooms and kitchen/dining room, opening to inner hall.

KITCHEN/DINING ROOM

Double glazed windows and door to side, double glazed window to rear aspect, double glazed Velux windows to front and rear aspects. Fitted with a range of wall-mounted and floor standing units with work surface over, built-in oven and hob with extractor over, butler sink with mixer tap, integrated fridge, integrated freezer, door to utility, integrated dishwasher, radiator.

UTILITY

Double glazed window to front aspect. A range of wall-mounted and floor standing units with work surface over, two bowl sink with mixer tap, space for fridge freezer, wall-mounted gas boiler.

LOUNGE

Two double glazed windows to rear aspect, double glazed double doors to rear. Feature fireplace with brick surround and wood burning stove, three radiators.

BEDROOM THREE

Double glazed window to front aspect. Built-in storage, airing cupboard housing lagged water cylinder, door to en-suite.

EN-SUITE

Double glazed frosted window to front aspect. Low level WC, wash hand basin, tiled shower cubicle, heated towel rail.

BEDROOM FOUR

Double glazed window to front aspect. Built-in storage, radiator.

BATHROOM

Double glazed frosted window to rear aspect. Panelled bath, low level WC, wash hand basin, heated towel rail.

BEDROOM ONE

Double glazed window to side aspect. A range of built-in wardrobes, two radiators, opening to dressing area.

DRESSING AREA

Double glazed window to side aspect. A range of built-in wardrobes, radiator, door to en-suite.

EN-SUITE

Tiled shower cubicle, wash hand basin, low level WC, heated towel rail.

PLAY AREA/HALL

Double glazed window to side aspect. Doors to study, bedroom two, laundry room and family room, access to loft space via pull down staircase.

STUDY/BEDROOM FIVE

Double glazed window to rear aspect, double glazed frosted door to side. Radiator.

FAMILY ROOM/GYM

Double glazed sliding door to conservatory. Two radiators, door to kitchen, door to bathroom, woodburning stove, storage cupboard

CONSERVATORY

Double glazed unit on brick base with double glazed double doors to side.

KITCHEN

Double glazed windows to side and rear aspects. Fitted with a range of wall-mounted and floor standing units with tiled work surface over, single drainer sink with mixer tap, built-in hob with extractor fan over, plumbing for washing machine, space for under counter fridge.

BATHROOM

Double glazed frosted window to side aspect. Tiled shower cubicle, panelled bath with shower attachment and mixer tap, low level WC, wash hand basin, heated towel rail, airing cupboard housing lagged water cylinder, wall-mounted gas boiler.

BEDROOM TWO

Four double glazed frosted windows to side aspect. Built-in wardrobes, two radiators, door to en-suite.

EN-SUITE

Two double glazed frosted windows to side aspect. Corner bath with mixer tap, tiled shower cubicle, low level WC, bidet, wash hand basin, heated towel rail.

LAUNDRY ROOM

Double glazed frosted window. Radiator.

INNER HALL

Double glazed window to side aspect, double glazed frosted door to side. Storage cupboards, radiator, door to garage.

OUTSIDE

GARAGE

Garage with electric up and over door, power and lighting, window to side aspect.

CARPORT

Electric up and over door to front, power and light.

STORAGE/CARPORT

Electric up and over door, power and lighting.

OUTBUILDING

Split into 4 sections - front sections has Up and over door, eaves storage, electric point. Further three sections all have their own door with eaves storage and the last section has Window to rear aspect and outside electric point.

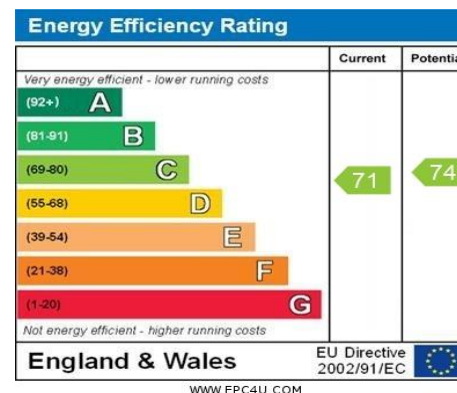
FRONT GARDEN/DRIVEWAY

Gated gravel driveway providing parking for several cars, accessed by iron gates. Flower and shrub borders, outside lights.

REAR GARDEN

Large patio area surrounding property, laid to lawn area, flower and shrub beds, pond, outside lights, outside power points, outside tap, greenhouse, garden shed, gated side access, vegetable patch.

Approximate Gross Internal Area 4592 sq ft - 426 sq m
 Ground Floor Area 4276 sq ft – 397 sq m
 Outbuilding Area 316 sq ft – 29 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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