



Jubilee Gardens, Aston Clinton, Buckinghamshire, HP22 5WA



Christopher Pallet

Professional advice since 1973

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Aston Clinton,
Buckinghamshire,
HP22 5WA

Guide Price £1,295,000
Freehold

LAST ONE NOW REMAINING - Jubilee Gardens is an exclusive development of 5 brand new homes, set within the centre of the sought-after village of Aston Clinton.

Combining attractive, spacious design with a generous specification and great quality of finishes, Jubilee Gardens will appeal to discerning purchasers who would like the convenience of a new build property in an established village setting, without having to compromise on style. These energy efficient, EPC A-rated homes will include solar panels, electric car charging points and Air Source Heat Pumps to deliver the latest in sustainable living.

Set back from London Road, Aston Clinton, the development is within close proximity of the extensive village amenities including the primary school, fantastically equipped park, cricket & tennis clubs, shops, pubs and restaurants. The market town of Tring with its wider amenities is just 3.5 miles away and both Wendover and Aylesbury are around 4 miles away. All three towns offer a large variety of shops, cafés & restaurants. Both Tring and Wendover stations are within a short drive and offer regular train services to London, the Midlands and the North.



Image taken from previous
Laxton development





Jubilee Gardens by Laxton Properties Delivering Positive Development

Aston Clinton is well located to take advantage of the superb local countryside of the Chiltern Hills, including Wendover Woods, which attracts visitors for activities including walking, cycling, fitness and play trails and a high ropes course as well as a great café. Other local amenities include lakes for boating and fishing, golf courses and the Grand Union Canal. The local road networks offer easy access to the M40, M1 and M25 motorways for venturing further afield.

Space & Light

All properties are designed to feel spacious and filled with light. Every property has bifold doors giving access to the garden for indoor/outdoor living. Ceiling heights are generous and there is a vaulted ceilings in the principal bedroom. A generous double garage as well as ample parking. The spaciousness extends to the outside, where the landscaping will provide the finishing touches to an attractive home, with generous gardens and well considered planting arrangements.

Kitchens & Bathrooms

The kitchen plays a central role in any home, and we ensure that all kitchens are spacious and generously equipped. With a high standard of specification, the kitchens have quartz worktops and upstands and a range of high quality, integrated appliances including an induction hob, built in fridge and freezer, microwave, and dishwasher. There's also an integrated wine cooler. All bathrooms are fitted with high quality toilets, baths, taps and shower units. Ceramic tiled walls complement the sanitaryware. The bathrooms and en-suites are all fitted with polished chrome towel rails and LED lighting.



Please note - site plan is subject to change

Directions

When entering Aston Clinton from Aylesbury direction, go straight over the roundabout onto London Road and the property can be found on the right hand side.

Important Notice: These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the vendor.

Energy Efficiency Rating

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

- ❖ Five Bedrooms
- ❖ 2,782ft² / 258m²
- ❖ Double Garage

Living Room
5.9m x 4.2m

Kitchen / Dining Room
11.8m x 6.1m

Library / Play Room
4.7m x 3.3m

Study
4.1m x 2.8m

Principal Bedroom
5.8m x 3.5m

Bedroom 2
4.2m x 3.7m

Bedroom 3
3.8m x 3.5m

Bedroom 4
4.2m x 2.9m

Bedroom 5
4m x 2.5m

Please note Kitchen and Bathroom layouts are indicative only. Dimensions are indicative only and may be subject to change as necessary.



Viewing and Contact Details



Christopher Pallet
8 High Street
Wendover
Buckinghamshire
HP22 6EA

wendover@christopherpallet.com
www.christopherpallet.com



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