



**Long Plough, Aston Clinton, Buckinghamshire, HP22 5HA**



**Christopher Pallet**  
Professional advice since 1973

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Aston Clinton,  
Buckinghamshire,  
HP22 5HA**

**Guide Price £395,000 Freehold**

Unexpectedly back to the market 15th May is this three bedroom detached family home in this popular Buckinghamshire Village. The property has been well maintained by the present owner who has owned the property since new, but does require some modernisation to release the full potential. No Upper Chain.

The accommodation comprises; entrance hall, cloakroom, sitting room, dining room, kitchen, three bedrooms, bathroom, gardens and garage.

Aston Clinton is a medium-sized village with a County Combined school. There is a Parish church, local shop with Post Office and several Public Houses/restaurants. There is a wider range of shopping, comprehensive schooling and recreational amenities in the County Town of Aylesbury. Commuter mainline rail links are available at Wendover (approximately 3.5 miles), Chiltern line to Marylebone or Tring station (approximately 3 miles) which gives access to Euston. The A41 provides speedy and easy access.





**A Three Bedroom Detached Home  
With Two Reception Rooms In This  
Popular Buckinghamshire Village**

**On The Ground Floor**

The front door leads to an entrance hall with access to a cloakroom with a low level wc and sink. Further door to the sitting room. There is a feature fireplace, a large window to the front and a door to the dining room. The dining room has stairs to the first floor landing, a door to the kitchen and patio doors to the rear garden. The kitchen is fitted with a range of eye and base level units with work surfaces over, space for all the usual appliances, window to rear and a door to the side.

**On The First Floor**

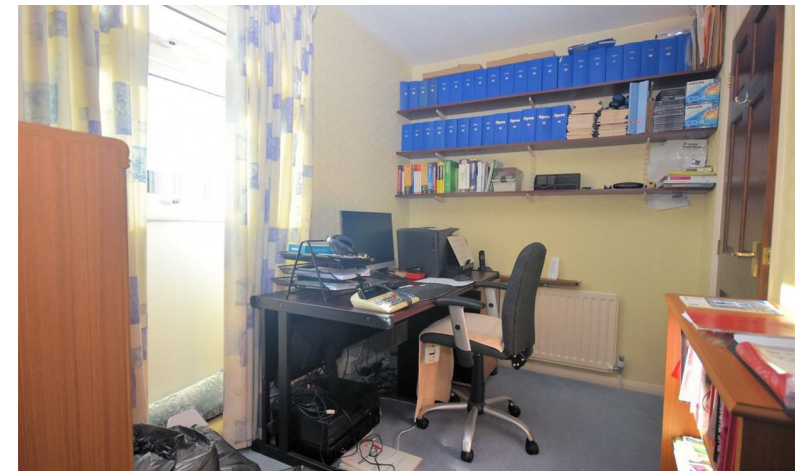
The first floor landing has access to a loft space and

doors leading to all first floor rooms. There are three bedrooms with two double rooms and a single as well as a three piece apricot coloured bathroom suite.

**Outside**

The rear garden has a patio seating area leading to the level lawn with flower and shrub beds to side, side access to the front and the garage with an up and over door.

The front also has level lawn with flower and shrub beds to side, driveway parking for several vehicles.



## Directions

From the direction of Aylesbury (A41): Enter the village of Aston Clinton and take the first left after the roundabout in to Brook Street. Continue up Brook Street and round in to Green End Street and Long Plough is a right turn. Council Tax Band E

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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing and Contact Details



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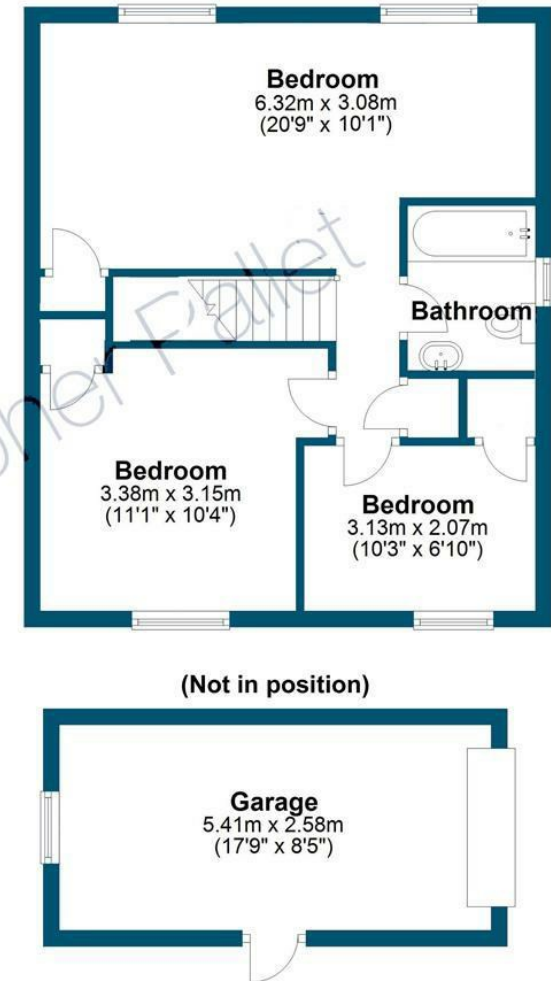
## Ground Floor

Approx. 51.2 sq. metres (550.9 sq. feet)



## First Floor

Approx. 45.8 sq. metres (493.3 sq. feet)



Total area: approx. 97.0 sq. metres (1044.2 sq. feet)

For illustration purposes only - not to scale



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