



Akeman House | Aston Clinton | Buckinghamshire | HP22 5AH



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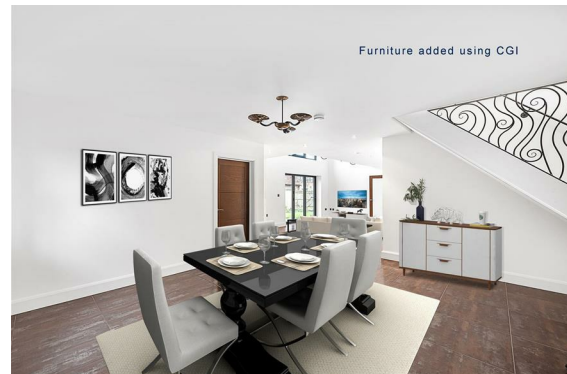
**Guide Price £1,250,000 Freehold**

A beautifully designed detached family home completed in 2019 and located in the highly sought-after village of Aston Clinton. This contemporary property offers over 2,700 sq ft of thoughtfully planned accommodation, crafted to the highest standards and bathed in natural light.

Set on a charming plot with a private gated entrance, the home is surrounded by landscaped gardens, featuring a picturesque stream that adds to its unique appeal. Designed and project-managed by the current owners from conception to completion, this one-of-a-kind property seamlessly blends modern sophistication with timeless character.

With its impressive design and spacious layout, this exceptional home must be viewed to be fully appreciated.

- Detached family home in Aston Clinton
- Over 2,700 sq ft of living space
- Designed and completed in 2019 by current owners
- Contemporary design with characterful appearance
- Private gated entrance and oak carport
- Double-height galleried living space
- Four double bedrooms - Three Ensuities
- Luxurious family bathroom with free standing bath
- Wrap-around gardens with pretty stream
- Convenient location near Chiltern Hills countryside





Furniture added using CGI





## Sellers Insight

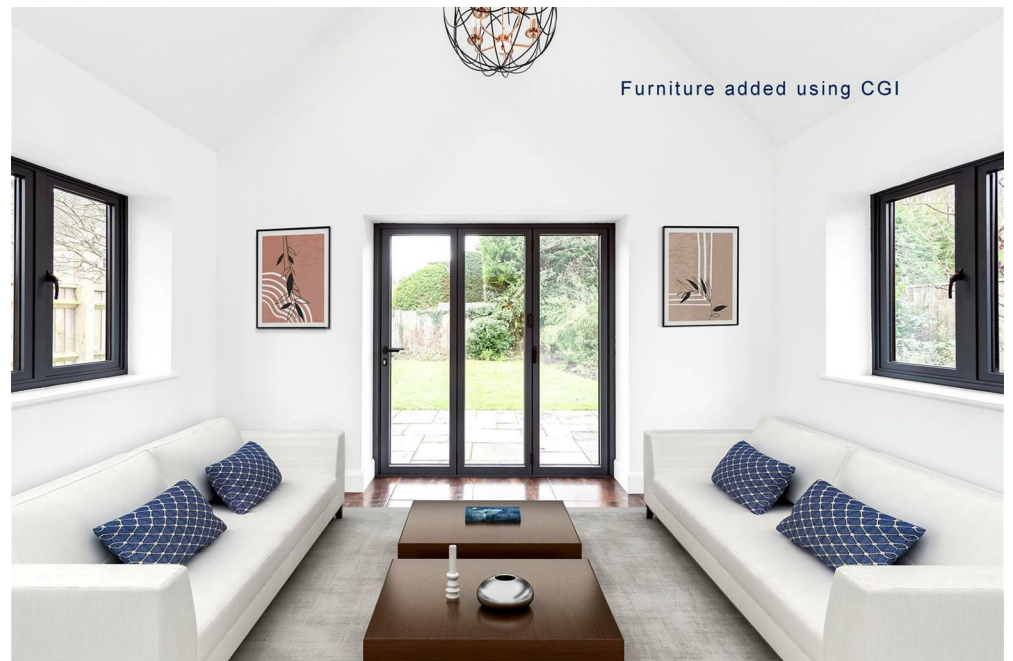
*"We designed and built Akeman House to create something truly special. With one of us experienced in constructing world-class buildings and the other passionate about interior design, this project was a labour of love. Situated within the grounds of Chimneys, our main home, Akeman House gave us the chance to create a contemporary, spacious, and sophisticated property. Flooded with natural light, it was built to exceptionally high standards, far beyond most developments.*

*Inspired by local barn conversions, we sought to capture their charm without the compromises of older layouts. Akeman House benefits from modern construction, including underfloor heating and an MVHR system for year-round comfort. The plot offers ample parking at the front and a south-facing, wrap-around garden with a picturesque stream running through it.*

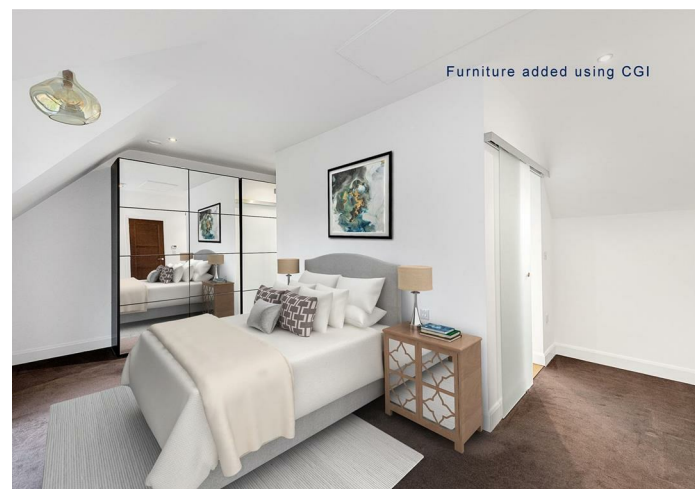
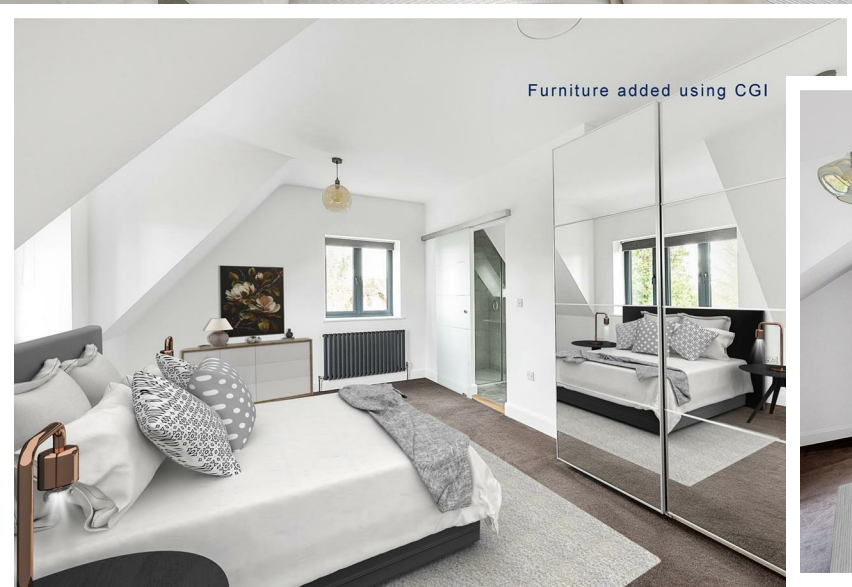
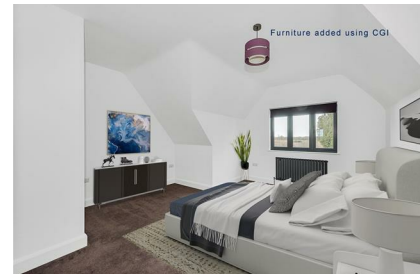
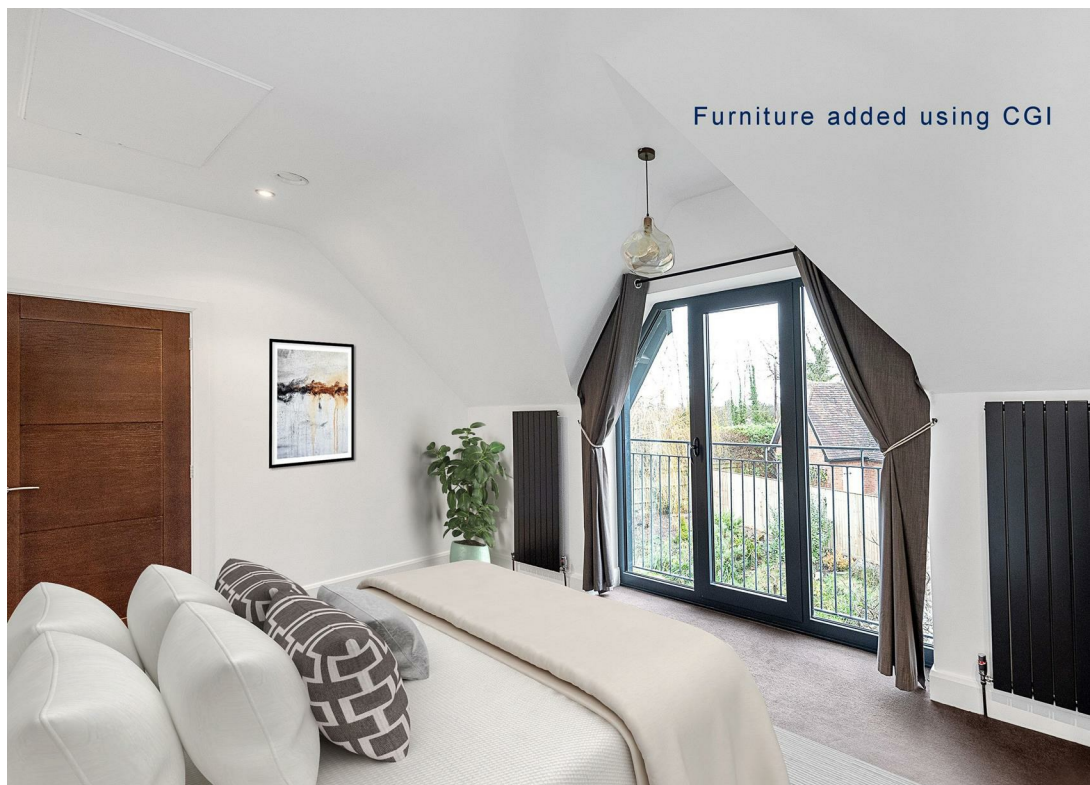
*We selected the finest materials and fittings, including Villeroy & Boch sanitaryware, Hansgrohe taps, Porcelanosa tiles, SieMatic kitchen units, and Neff and Miele appliances. The colour scheme blends warm browns, natural stone worktops, smoked oak doors, and porcelain tiles with artisan steel balustrading crafted by a local blacksmith.*

*The ground floor is the heart of the home, featuring a double-height galleried living space that flows into a stunning kitchen with a large island, breakfast bar, and triple ovens – ideal for entertaining. While open-plan in design, the layout also includes private spaces, offering flexibility for modern living.*

*Completed in 2019, Akeman House is now for sale for the first time, with the balance of its 10-year warranty still in place. We invite you to view this exceptional home and experience its size, quality, and unique design for yourself."*







## The Accommodation

Step through the front door into a welcoming, oak framed porch that opens into the spacious and beautifully designed open-plan living areas. The ground floor is truly impressive, featuring a striking double-height galleried space with a stunning glass wall that floods the home with natural light. This central area flows seamlessly into the spectacular kitchen and living area, fitted with high-end units, granite worktops, and top-of-the-range appliances. A large island with a breakfast bar creates the perfect space for cooking and socialising, while sliding doors lead directly to the garden. Adjacent to the kitchen are a utility room and a charming garden room with a vaulted ceiling and triple-aspect views. A ground-floor bedroom with an en-suite shower room completes the downstairs accommodation, offering flexibility for guests or multi-generational living.

Upstairs, the galleried landing is a statement in itself, large enough to provide ample space for a study area and a lovely space to sit and read. It is bathed in natural light and provides access to the first-floor rooms. There are three generously sized double bedrooms, two of which feature beautifully designed en-suite shower rooms. The main bedroom benefits from a Juliet balcony overlooking the gardens, creating a serene retreat. The third bedroom is served by a luxurious family bathroom, complete with a free-standing bath as its centrepiece, offering a touch of elegance.

## Outside

The property is approached through private electric gates, leading to a spacious driveway with parking for several vehicles and a charming oak-framed carport. The landscaped gardens, which wrap around the side and rear of the house, are thoughtfully planted with an array of shrubs and trees. A picturesque stream meanders through part of the garden and making this outdoor space as unique and inviting as the home itself.



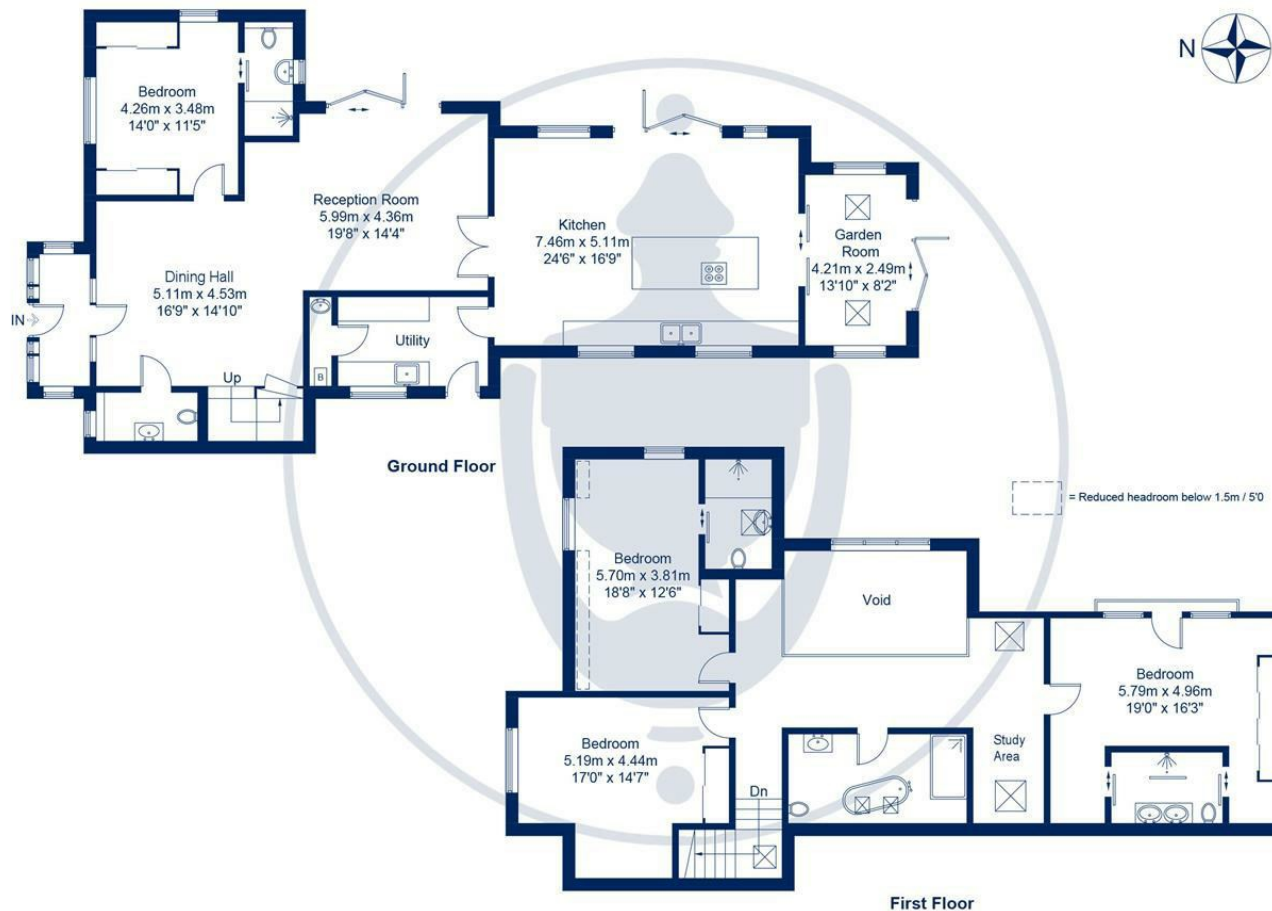
Aston Clinton, nestled in the heart of the Chiltern Hills, offers a perfect blend of stunning countryside and excellent local amenities. Surrounded by breathtaking landscapes, the village is close to Wendover Woods, a popular destination featuring walking, cycling, fitness, and play trails, a high ropes course, and a welcoming café. The area also boasts lakes for boating and fishing, scenic golf courses, and the tranquil Grand Union Canal, providing countless opportunities for outdoor adventures and relaxation.

The village itself is home to a highly regarded primary school, a well-equipped park, cricket and tennis clubs, and a variety of shops, pubs, and restaurants. For broader amenities, the market town of Tring is just 3.5 miles away, while Wendover and Aylesbury, both approximately 4 miles away, offer an extensive range of shops, cafés, and restaurants. Tring and Wendover train stations are within a short drive, providing regular services to London, the Midlands, and the North, making the area ideal for commuters. Additionally, Aston Clinton benefits from excellent road links, with easy access to the M40, M1, and M25 motorways for convenient travel further afield. Combining natural beauty, a thriving community, and modern convenience, Aston Clinton is an exceptional location to call home.






Aylesbury Road  
Total Approx. Floor Area 2722 sq ft / 252.9 sq m (Excluding Void)



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</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 	

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