



Horwood Close | Aston Clinton| Buckinghamshire
| HP22 5GZ

 Christopher Pallet
Professional advice since 1973

**10 Horwood Close
Aston Clinton
Buckinghamshire
HP22 5GZ**

**Guide Price £710,000
Freehold**

Elegant & Spacious Four Bedroom Detached Family Home. A beautifully presented detached family home, nestled in a tranquil, traffic free location on this highly desirable development. Offering exceptional living spaces and versatile accommodation. Upon entering, the spacious reception hall creates an immediate sense of welcome seamlessly connecting to the thoughtfully designed living areas. Designed with families in mind perfect for everyday living and entertaining alike.

The accommodation on offer comprises: entrance hall, cloakroom, sitting room, dining room, study, kitchen/breakfast room, utility room, master bedroom with ensuite, guest bedroom with ensuite, two further double bedrooms, family bathroom, gardens front and rear and a double garage.

This exceptional home must be viewed to be fully appreciated. Contact us today to arrange your viewing at the earliest opportunity.



This exceptional property combines style, comfort, and functionality in a highly sought-after location, perfect for modern family living.



Popular Buckinghamshire Village

On The Ground Floor

The front door opens into a bright and spacious entrance hall, setting a welcoming tone for the rest of the home. To the right, the cloakroom is conveniently located, while to the left, a light-filled, double-aspect sitting room offers a cosy yet airy retreat. Further along, the separate study provides a quiet space for work or relaxation, and the generously sized dining room is ideal for gatherings. The well-appointed kitchen is designed for both practicality and entertaining, featuring a central island, integrated appliances where fitted, and doors leading directly to the garden. Adjacent to the kitchen, the utility room offers additional space for essential appliances, keeping everyday tasks neatly tucked away.

On The First Floor

Upstairs, the impressive master suite features its own ensuite, providing a private and comfortable retreat. The generously sized guest bedroom also benefits from an ensuite, offering convenience and privacy for visitors. Two further double bedrooms provide ample space for family or guests, while a well-appointed family bathroom completes the first floor.

Outside

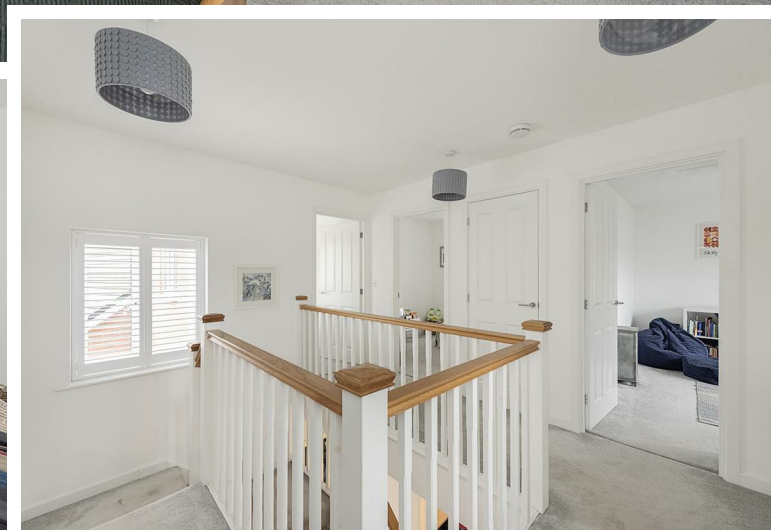
The property is surrounded by beautifully maintained front and rear gardens, with the rear garden offering a high level of privacy—perfect for outdoor relaxation or entertaining. To the side, a double garage provides secure storage and parking, complemented by additional driveway space for convenience.



Aston Clinton is a popular Bucks village with a County Combined school, local shop with Post office, several Public Houses, doctors and dentist. A wider range of recreational amenities, shopping, Grammar and Secondary schooling available in the County Town of Aylesbury and comprehensive schooling in Tring. Commuter mainline rail links are available at Wendover (approximately 3.5 miles), Chiltern line to Marylebone or Tring station (approximately 3 miles) to Euston. The A41 provides quick and easy access to the M25 and motorway links.

Council tax band G

Directions what3words: brilliant.figure.puzzled



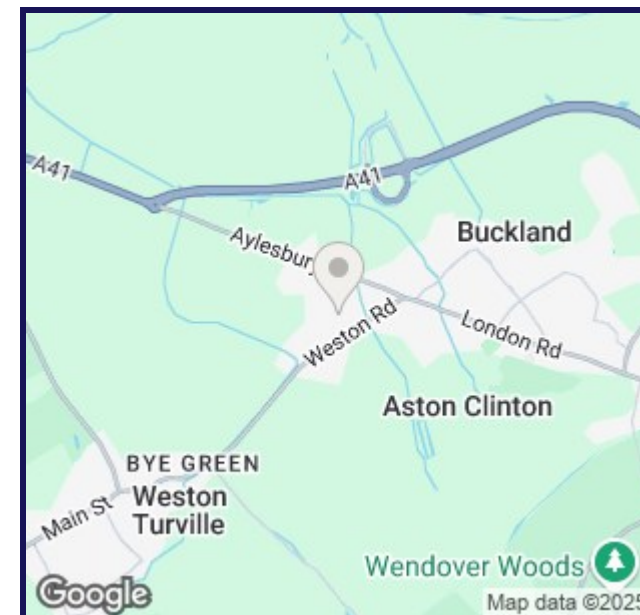


DOUBLE GARAGE
(NOT SHOWN IN ACTUAL LOCATION/ORIENTATION)


GROUND FLOOR

FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1797 SQ FT / 167 SQ M
GARAGE = 364 SQ FT / 34 SQ M
TOTAL = 2161 SQ FT / 201 SQ M



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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 	

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