



JON-PAUL BRAMPTON POWERED BY exp TM UK

@jon-paul.brampton@exp.uk.com

jonpaulbrampton.exp.uk.com

07359 015 020

The Beeches, Talbot Road, Aston Clinton, Buckinghamshire

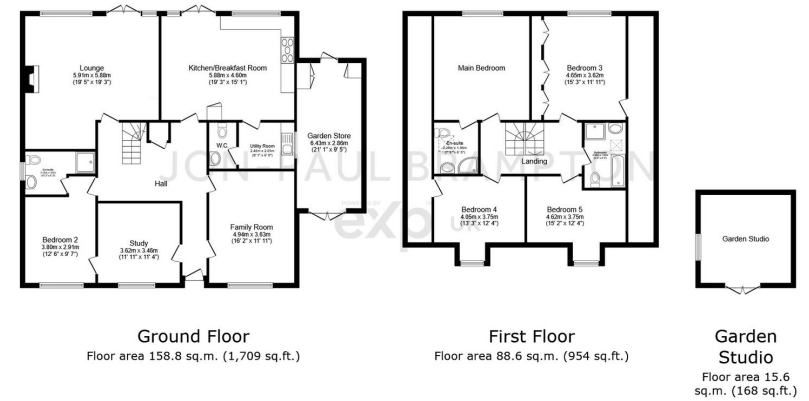
Guide Price £1,100,000

🛏 5 🚿 3 🚿 3



- Versatile 4/5 Bedroom Layout – Ideal for families, guests, or multi-generational living
- Ground-Floor Bedroom Suite – Includes wet room and lounge, perfect for guests
- Deep South-West-Facing Garden – Perfect for entertaining, play, and relaxation
- Two-Storey Rear Extension – Creates four full-height double bedrooms upstairs
- Additional Garden Plot with Greenhouse – A dream for gardening and outdoor living lovers
- Three/Four Reception Rooms – Flexible spaces for living, dining, working or relaxing
- Kitchen/Diner & Utility Room – Heart of the home with great flow and functionality
- Large Garden Studio – Ideal for office, gym, creative space or future conversion
- Gated Carriage Driveway & Carport – Ample off-road parking with kerb appeal
- Please quote JB0294 when enquiring through Rightmove, Zoopla or OnTheMarket





Total floor area: 263.0 sq.m. (2,831 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Jon-Paul Brampton presents....The Beeches – Nestled on a private road, this impressive detached residence offers over 3,000 sq ft of living space, set on a generous quarter-acre plot in the sought-after Buckinghamshire village of Aston Clinton.

Energy performance certificate (EPC)			
1, Telford Road Aston Clinton MK45 5BAY PP22 5AT	Energy rating C	Valid until:	27 January 2029
		Certificate number:	8296-5034-8221-6626-2993
Property type		Detached house	
Total floor area		248 square metres	
Rules on letting this property			
Properties can be let if they have an energy rating from A to E.			
You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/landlords or see standard property information advice on standard landlord assessments			