



WARING CRESCENT
ASTON CLINTON, HP22 0AB

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£900,000 FREEHOLD

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This attractive family home occupies an enviable position overlooking fields, in a peaceful position close to the centre of Aston Clinton and within short walking distance of amenities including the primary school, shop and restaurants. The house was built around four years ago and comes with the remainder of its ten year NHBC warranty, giving peace of mind for the future.

There is a detached double garage to the side of the house with a double width driveway providing plenty of parking for six cars. There is power and light in the garage and a pitched roof for storage and a side door leading directly into the garden. The ground floor is arranged around an inviting entrance hall with an attractive stair case with glass balustrades and a guest cloak room. There is a large lounge with patio doors leading directly out to the rear garden and versatile reception room with a wide bay window to the front. The impressive kitchen/dining room comes fully equipped with two electric fan ovens and a gas hob under an extractor fan creating a social environment when entertaining. There is a built in dishwasher and space for a large fridge freezer and the adjoining utility room has an integrated washing machine and provides additional storage and space for more white goods.

Upstairs are five double bedrooms and a well-appointed family bathroom with separate shower. The principal bedroom and guest bedroom each have en-suite and fitted wardrobes. The master bedroom, along with the other front rooms enjoy a wonderful outlook over fields and countryside.

The rear garden is beautifully maintained with a large and neatly trimmed lawn with colourful flower beds and a large south facing patio which spans the width of the house. A timber pergola with climbing roses offers a lovely spot to relax in the sun.

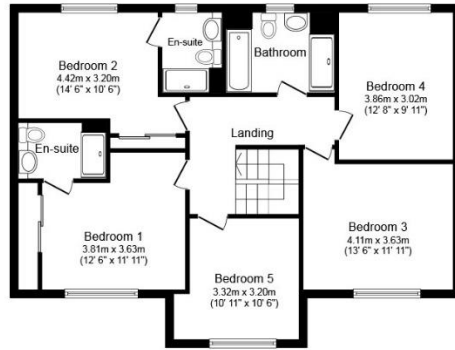
Aston Clinton is a Buckinghamshire village on the Herts Bucks border at the foot of the Chiltern Hills and is surrounded by stunning countryside and woodland. The location offers easy access to the A41 linking the M25 & M1 motorways and a choice of train stations at the neighbouring towns of Tring and Wendover offer a convenient service to London Euston and Marylebone respectively. The village really offers something for everybody. The Hub, as the name suggests, has become a meeting place for the local community with a café and lovely fields providing the perfect play area or dog walks. Various gastro pubs offer excellent food in a charming atmosphere along with Chinese and Indian restaurants. The village store caters for your day to day needs and incorporates a Post Office. There is even a petrol station with Budgens and Costa Express! Aylesbury Town is nearby offering a more comprehensive range of facilities including Theatre, Cinema, shopping centre and Grammar Schools among many other things.



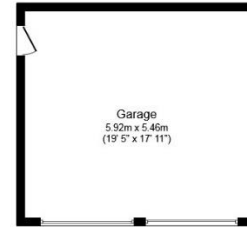




Ground Floor



First Floor



Garage



Total floor area 211.7 m² (2,279 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

TRG107915– Version 2

EPC rating – B Council Tax Band - G

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