



THORNE WAY
ASTON CLINTON, HP22 5TL

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OFFERS IN EXCESS OF **£635,000** FREEHOLD

A stunning, modern detached home, beautifully presented, and close to Tring, Aston Clinton and Wendover and within walking distance of pubs, shop and restaurants.

The house is well positioned in a sought after cul-de-sac within easy reach of amenities and is beautifully decorated throughout and fitted with stylish modern fittings.

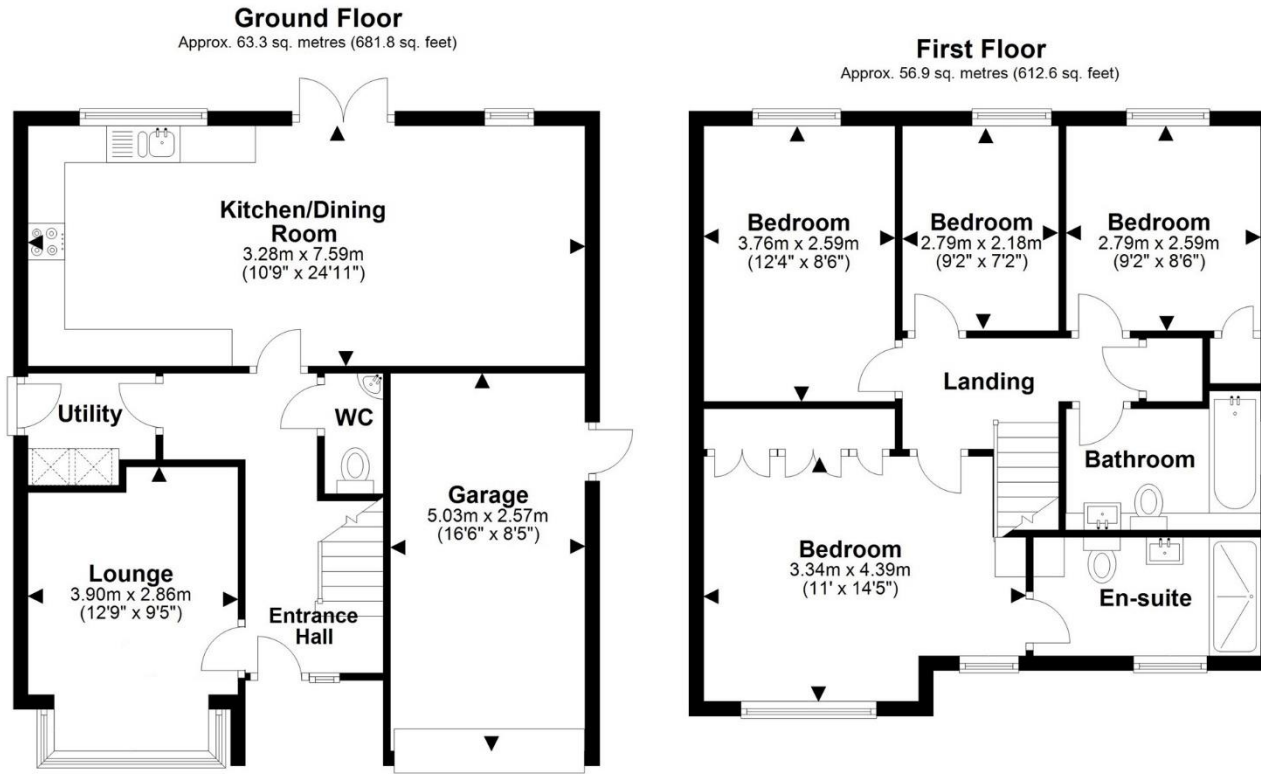
The ground floor is arranged around an inviting entrance hall with w/c, and stairs to the first floor with bespoke pull out shoe storage below. The impressive kitchen/living room provides contemporary open plan space with a well-appointed kitchen area fitted with plenty of storage and built in appliances, dining area for entertaining family and guests and lounge area in front of a gas fire. Patio doors open directly to the garden. The lounge at the front features a bay window, while the integral garage offers excellent storage or an opportunity to convert (subject to planning and regulations etc) to additional accommodation if required. Upstairs are four well-proportioned bedrooms and a stylish modern family bathroom. Of particular note is the principal bedroom which features a range of fitted wardrobes and a large en-suite complete with walk in shower.

There is side by side parking on the front driveway and gated access to the pretty rear garden.

Thorne way is a popular cul-de-sac and offers a wonderful opportunity for those looking for a modern detached home with excellent access to A41 linking the M1 and M25 motorways, and train stations at nearby Tring and Wendover serving Euston and Marylebone respectively. The property is located on the very outskirts of Buckland and is extremely convenient for commuters and families alike with a wonderful community atmosphere and beautiful church. Buckland falls in the catchment for the Sir Henry Floyd Grammar and Aylesbury Grammar Schools, both with excellent reputations and Aston Clinton Primary School is within brisk walking distance. There are shops, pubs and restaurants in abundance within walking distance in Aston Clinton, along with doctors surgery, pharmacy and dentist, with further amenities at Tring and Aylesbury. Golfers are spoilt for choice with several courses within easy reach, in fact Chiltern Forest golf club is less than a mile away, opposite Wendover Woods.







Total area: approx. 120.3 sq. metres (1294.4 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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TRG108080 – Version 6
EPC rating – D Council Tax Band - F

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