



GORDON SMITH CLOSE
ASTON CLINTON, HP22 5ZW

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GUIDE PRICE **£1,200,000** FREEHOLD

An immaculately presented detached family home in a tucked away setting, built just eight years ago and still under NHBC warranty. An excellent family home in a location near to countryside walks, play areas and parks, school and restaurants and with convenient access to the A41.

This stunning family home occupies a highly desirable position being conveniently located within short walking distance of several gastro pubs/restaurants, parks and play areas, primary school, church, shop and village hall, yet just around the corner from wonderful countryside walks. The village offers football, tennis, cricket and bowls clubs and there are several golf clubs within easy reach. The A41 is easily accessible on the outskirts of Aston Clinton and links the M25 (Jtn 20) in fifteen minutes, making the journey to London airports a breeze. Commuters are spoilt for choice with train stations at Tring (serving London Euston) and Wendover (serving Marylebone) in the neighbouring market towns.

The house itself is one of only two of this style, built around eight years ago to a high specification with further upgrades and improvements added by the current owners. The accommodation is arranged over two floors and spans some 2778 sqft in total. An inviting entrance hall, with guest w/c, gives way to three reception rooms and the kitchen breakfast room. A spacious dual aspect lounge with patio doors to the garden, study, and dining room (currently used as family/play room) adjacent to the kitchen. The kitchen is well appointed with space to dine and various integrated appliances. The utility room has an integrated washing machine and space for a tumble dryer and a door conveniently opens to the garden and a door leads to the garage.

Upstairs are five well-proportioned bedrooms arranged around a galleried landing. There is a spacious family bathroom complete with walk in shower cubical and bath. The guest bedroom benefits from en-suite shower, however, it's the principal bedroom that can't fail to impress. It's simply huge and with a walk in wardrobe (and additional and accessible store room through the wardrobe) and elegant en-suite with a large walk in shower. Outside there is a large detached double garage with electric up and over doors, and a driveway.

The south facing rear garden is laid to lawn and patio.....perfect for sun worshippers and this particular property was selected by the current owners for its privacy and seclusion.







Gordon Smith Close, Aston Clinton, Aylesbury, HP22

Approximate Area = 2384 sq ft / 221.4 sq m

Garage = 394 sq ft / 36.6 sq m

Total = 2778 sq ft / 258 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Brown & Merry. REF: 1255207



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EPC rating – B Council Tax Band - G

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