

## GORDON SMITH CLOSE, ASTON CLINTON HP23 5ZW

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 is 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 it's privacy and seclusion.









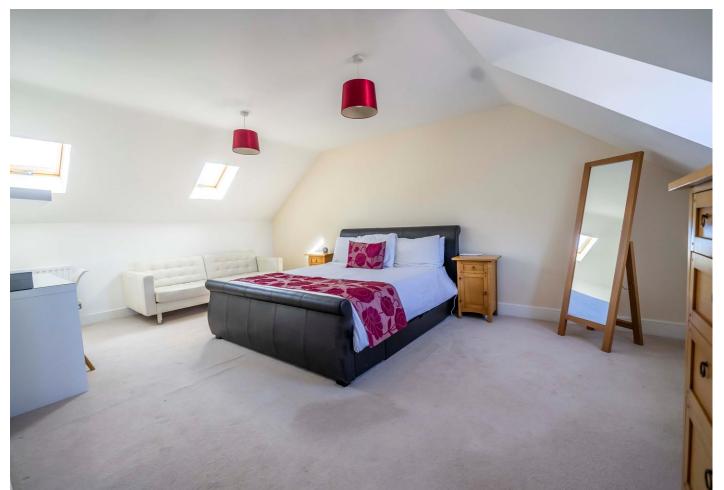
















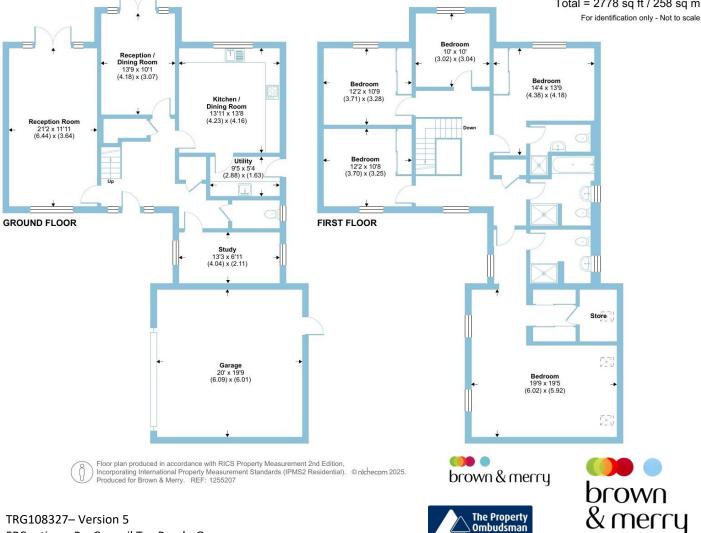






## Gordon Smith Close, Aston Clinton, Aylesbury, HP22

Approximate Area = 2384 sq ft / 221.4 sq m Garage = 394 sq ft / 36.6 sq m Total = 2778 sq ft / 258 sq m







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 quidance 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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