



AYLESBURY ROAD  
ASTON CLINTON, HP22 5AH



# AYLESBURY ROAD

£950,000 FREEHOLD

## ASTON CLINTON, BUCKS HP22 5AH

**An appealing and substantial detached home, in a private cul-de-sac of just five individual properties, providing over 2600 sqft of beautifully presented accommodation set over two floors with large gardens and detached double garage.**

This attractive family home was purchased brand new by the current owners in 2003 and has been lovingly (and immaculately) maintained. The small cul-de-sac in Aston Clinton offers an excellent location for families with shops, post office, pubs and restaurants all within short walking distance along with Aston Clinton Primary School. The property falls in the catchment of the highly sought after Grammar Schools of Aylesbury and a regular bus service runs to and from Aylesbury. Aston Clinton Park is excellent for dog walks and has a children's play area, allotments and five a side football pitch, further emphasising what an excellent location this is.....there's even a doctors surgery, pharmacy and dentist in the village. There are several excellent golf courses a short drive away including Chiltern Forest a little over a mile away. There is a regular bus service through the village linking Aylesbury to Watford and the A41 dual carriageway is easily accessible giving convenient access to the M25 (jtn 20) in 15 mins or so, making the journey to Heathrow and other London airports quite simple. There are train stations at Tring (serving London Euston) and nearby Wendover and Aylesbury (Marylebone).

The block paved driveway provides plenty of parking, with a detached double garage offering further parking and/or useful storage. The rear garden is south west facing and really makes the most of the summer sunshine. The current owners are passionate in their garden design and maintenance having various trees and shrubs (including eating and cooking apples and Victoria plum trees), and a gorgeous profusion of colourful flowers border the sunken brook which runs through the garden with a wooden bridge. Neatly trimmed hedges keep the garden wonderfully secluded and a large lawn wraps around the rear and side.....perfect for sunbathing or for children to run off excess energy. There's a beautiful Wisteria that decorates the rear elevation of the house and a large patio for entertaining.

Inside, the house is well decorated from top to bottom. The ground floor accommodation is arranged around the impressive entrance hall where there is a guest cloakroom, coat cupboard and stair case leading upstairs. The spacious lounge features an open fire and French Windows which open to the garden. There is a good size study and a dining room with a bay window. The kitchen is fitted with a range of units, granite work tops and various integrated appliances, and is linked to the family/playroom through twin doors which create a sociable flow when opened, perfect when entertaining. The separate utility room provides space for the white goods and convenient and practical route outside when emptying the recycling bin. Upstairs are five double bedrooms, three with en-suite and fitted wardrobes and a family bathroom.

NOTE: 'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'





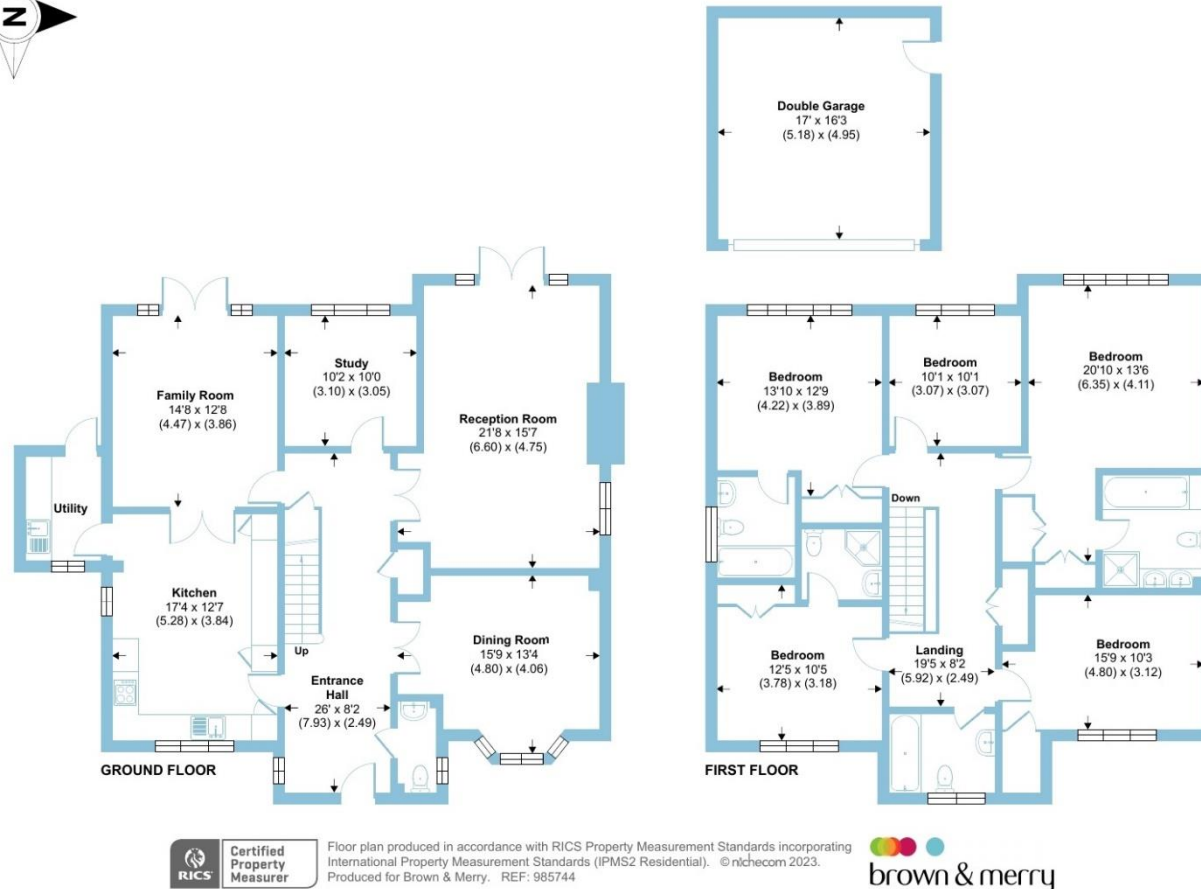




# Aylesbury Road, Aston Clinton, Aylesbury, HP22

Approximate Area = 2901 sq ft / 269.5 sq m (includes garage)

For identification only - Not to scale



- Five bedrooms / four bathrooms
- Four reception rooms
- Large south/west facing gardens
- Detached double garage and gated driveway
- Excellent location
- Gas heating and double glazing
- Complete Chain

TRG108476 – Version 2

EPC rating – C Council Tax Band - G

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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