

ASTON HEIGHTS

A stunning collection of just 8 beautifully appointed
apartments nestled in the charming village of
Aston Clinton



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Welcome to ASTON HEIGHTS

Your beautiful new home is nestled in the heart of the charming Buckinghamshire village of Aston Clinton whose historic past spans as far back as the Domesday Book.

Centuries of history since the village was first formed at the crossing of Akeman Street and Icknield Way in Roman times.

Part of the heritage can be seen in the 12th century St Michael and All Angels parish church, as well as the listed Anthony Hall in the centre of the village.

The locale is linked with the iconic Aston Martin car having given the automobile part of its name in 1914 after successful test runs at the nearby Aston Hill Climb.

ARCHWAY
HOMES

Get to know the local area

Aston Clinton is a small parish which exudes rural charm. With plenty of green space, it sits at the foot of the Chiltern Hills, an Area of Outstanding Natural Beauty.

As the spiritual home of Aston Martin, and listed in the Domesday Book, this picturesque community has five public houses, a post office, two churches and a variety of social and leisure clubs. Helpfully, the village also has a surgery, dentist and veterinary service.

Aston Clinton offers both country living and urban convenience. Sitting within a four mile radius of Wendover, Tring and Aylesbury, there are plenty of amenities and cultural attractions. Waitrose is close for everyday shopping needs, the Aylesbury Friars Square Shopping Centre has a huge choice of high street brands, and the Odeon Cinema and Waterside Theatre are nearby supplying evening entertainment.

As a true haven for commuters, Aston Clinton is in close proximity to major rail and road links. The A41 provides a fast, direct link to the M25, Aylesbury and Wendover train stations both offer direct trains to London Marylebone taking under

an hour, and just six miles away is Tring Station on the Birmingham New Street Line, with direct trains to London Euston in 35 minutes.

For bus users, the London Road in Aston Clinton will take you wherever you want to go, with regular services to Aylesbury, Tring, Hemel Hempstead and Berkhamsted.

London Luton Airport is just a 21-mile drive away whilst Heathrow Airport is within a 32-mile drive, making Aston Clinton a highly desirable destination both for business and leisure.

Families have a great choice of schools in the area. In the village there is a day nursery, pre-school and the "Good" Ofsted rated primary, Aston Clinton School. Aylesbury Grammar School for Boys and Aylesbury High School for Girls, which are both rated as Ofsted "Outstanding", are just a short drive away.



The beautiful Chiltern Hills is on your doorstep



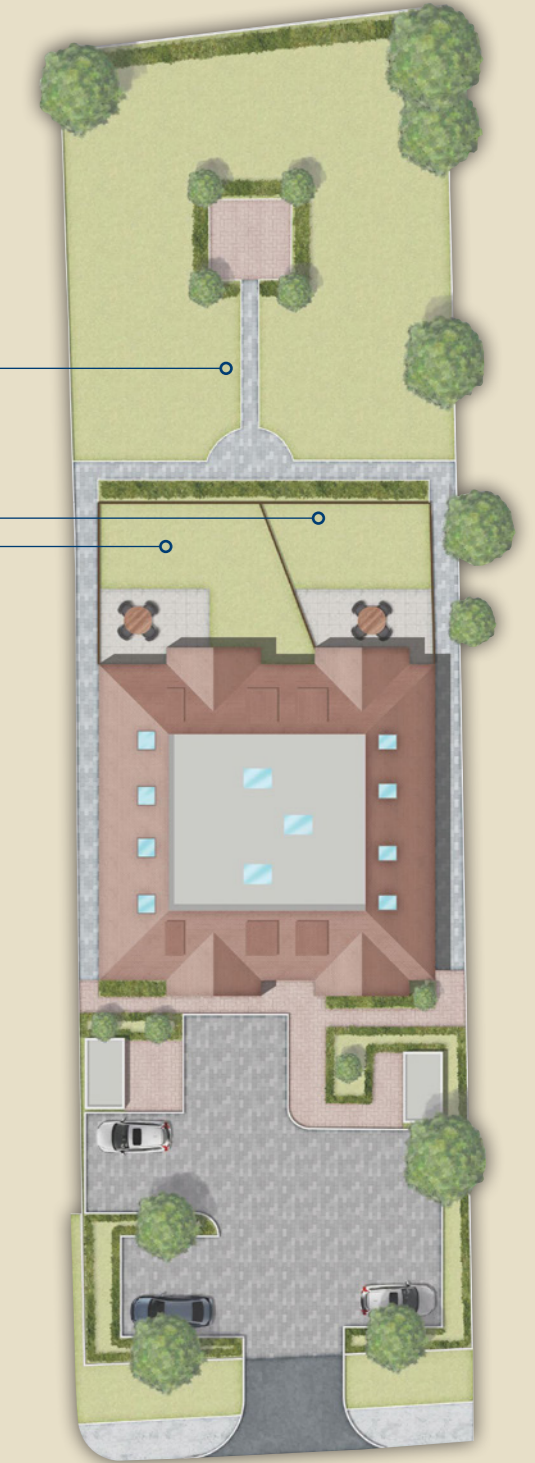
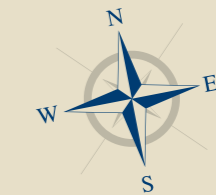
Aston Clinton Park

Site plan

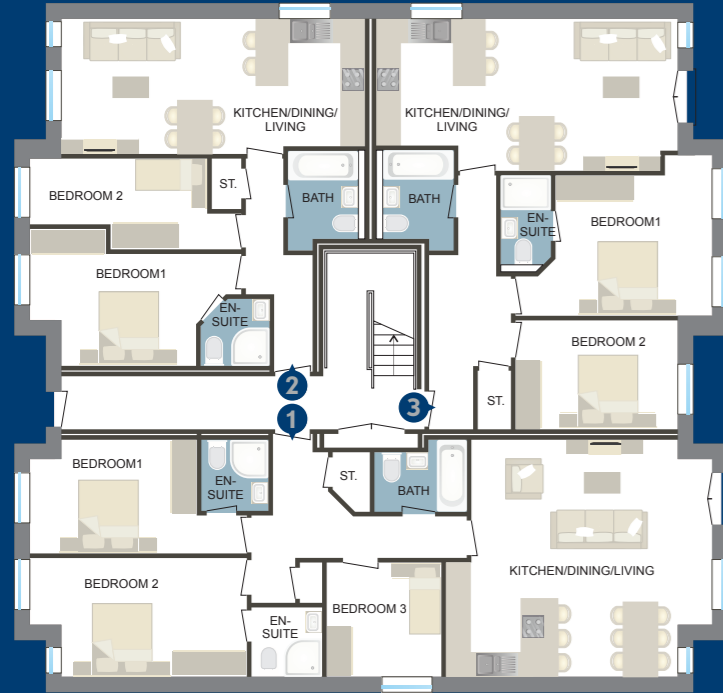
Communal Garden

Apartment 1
Garden

Apartment 3
Garden



Floor plans



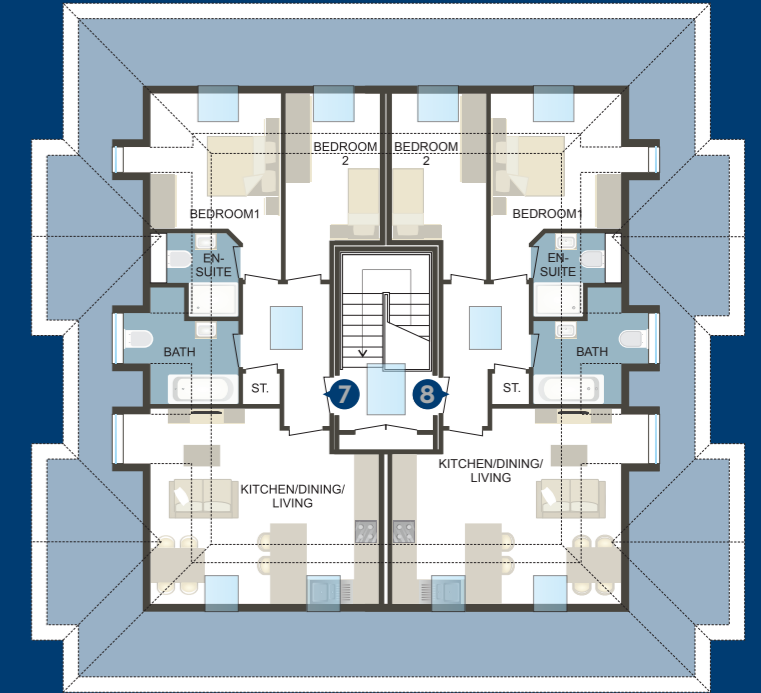
GROUND FLOOR

	Apartment 1	Apartment 2	Apartment 3
Kitchen/Living/Dining	5646 x 5721 18'5" x 18'8"	3250 x 7225 10'7" x 23'7"	3638 x 7225 11'9" x 23'7"
Bedroom 1	4408 x 2821 14'5" x 9'3"	2674 x 2674 8'8" x 13'1"	3335 x 3729 10'9" x 12'2"
Bedroom 2	2725 x 3227 8'9" x 10'6"	2147 x 4243 7'0" x 13'9"	2600 x 3908 8'5" x 12'8"
Bedroom 3	2711 x 2736 8'9" x 9'0"	-	-



FIRST FLOOR

	Apartment 1	Apartment 2	Apartment 3
Kitchen/Living/Dining	5646 x 5721 18'5" x 18'8"	3638 x 7225 11'9" x 23'7"	3638 x 7225 10'9" x 23'7"
Bedroom 1	4408 x 2821 14'5" x 9'3"	3335 x 3729 10'9" x 12'2"	3335 x 3729 8'5" x 12'2"
Bedroom 2	2725 x 3227 8'9" x 10'6"	2600 x 3908 8'5" x 12'8"	2600 x 3908 8'5" x 12'8"
Bedroom 3	2711 x 2736 8'9" x 9'0"	-	-



SECOND FLOOR

	Apartment 7	Apartment 8
Kitchen/Living/Dining	4663 x 5478 15'3" x 18'0"	4663 x 5478 15'3" x 18'0"
Bedroom 1	3233 x 3090 10'6" x 10'1"	3233 x 3090 10'6" x 10'1"
Bedroom 2	3505 x 2288 11'5" x 7'5"	3505 x 2288 11'5" x 7'5"

Please note: Measurements shown in millimetres and feet and inches. Dimensions are approximate.



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Specification

Kitchen

Your kitchen has been carefully selected to convey elegance and style, to include:

- Contemporary, handleless kitchen
- Quartz worktops and upstands
- Integrated appliances including;
 - Induction hob
 - IQ500 oven
 - Vario-hinge dishwasher
 - Integrated fridge/freezer
 - Integrated washer/dryer
 - Ceiling mounted extractor
- Franke sink and mixer tap

Bathroom & En-suite

Fully fitted bathroom and en-suite, to include:

- Porcelanosa sanitary ware
- Porcelanosa furniture
- Concealed shower valves
- Chrome taps and fittings
- Wall mounted chrome radiator
- Full height porcelain tiling
- Recessed storage

General

- Flooring throughout, to include;
 - Carpet to bedrooms
 - Karndean flooring to kitchen/living/dining area
 - Porcelain tiles to bathrooms
- Chrome ironmongery
- Gas fired combi boiler and modern radiators throughout
- Nest smart heating controls
- Video entry intercom with link to main building entrance
- Media points to lounge, bedrooms and kitchen
- Freeview TV, satellite and high-speed broadband for purchaser connections and subscriptions

Warranty

10 year NHBC warranty



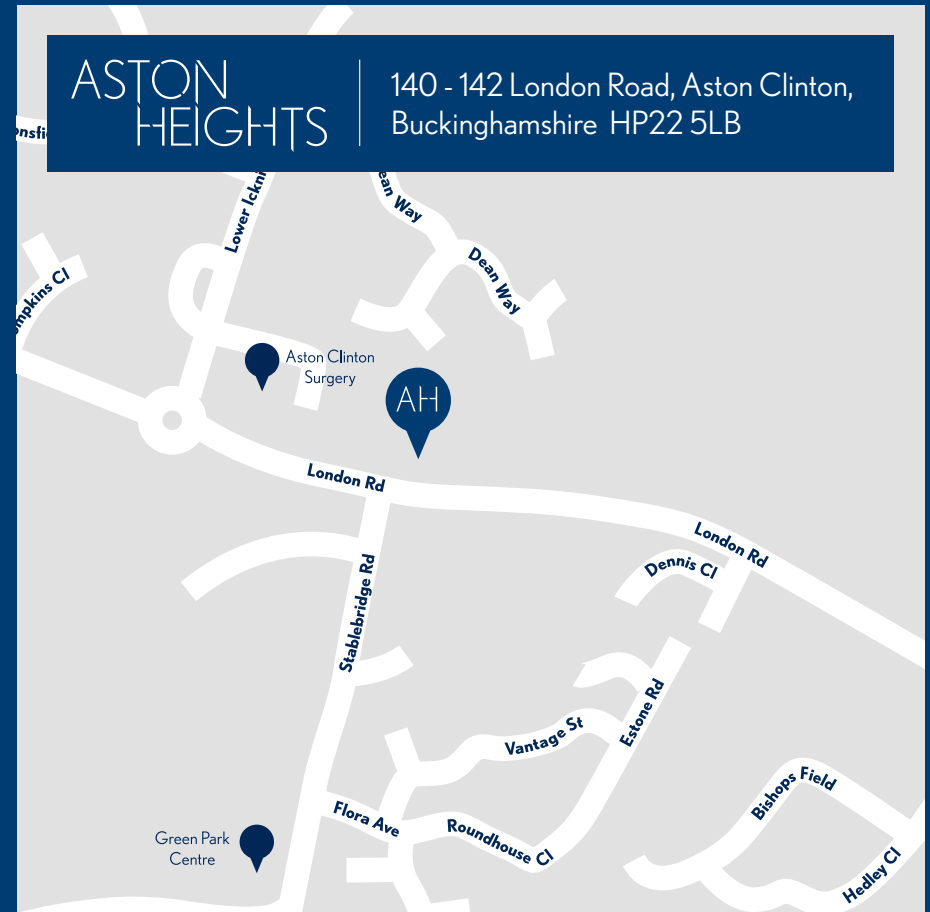
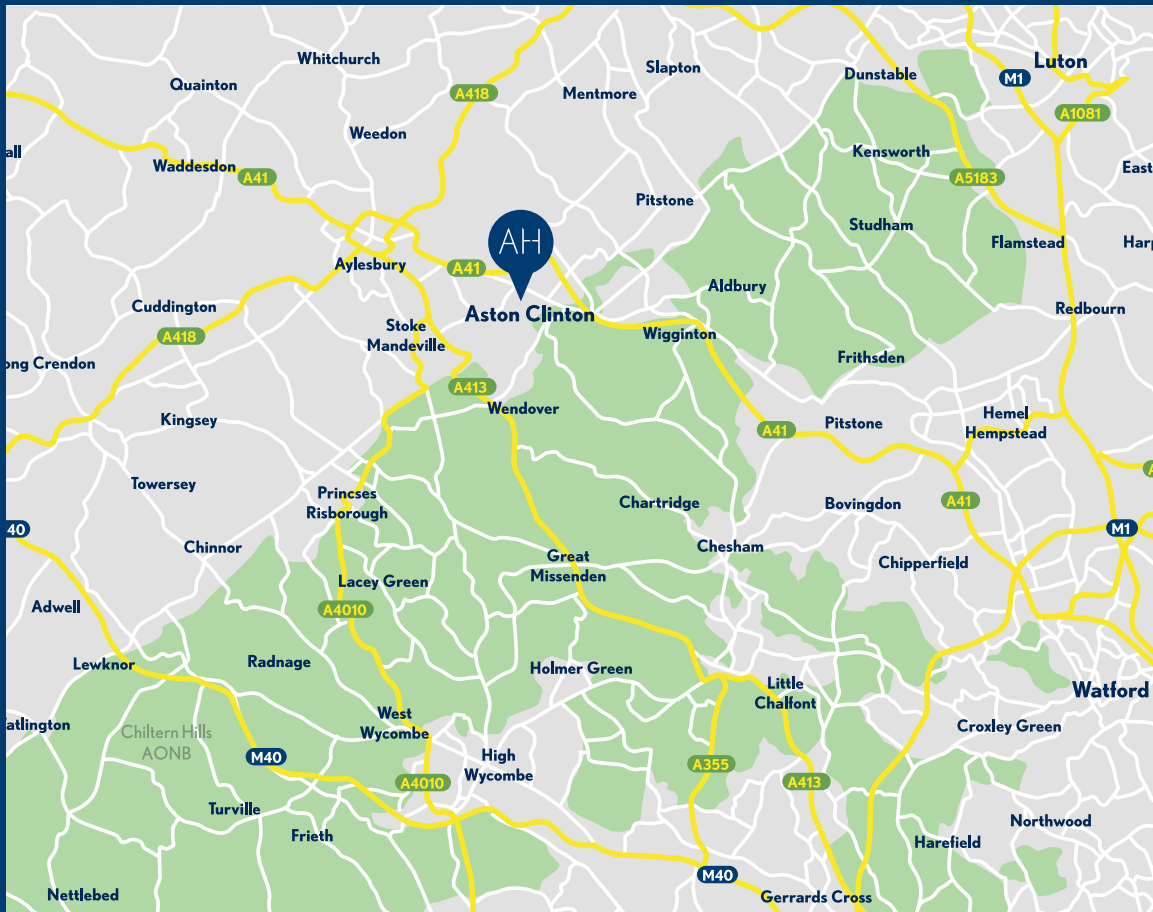
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