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Dean Way, Aston Clinton, Buckinghamshire HP22 5GB

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A superb four bedroom detached family home is conveniently located in the highly sought after countryside village of Aston Clinton.



Entrance Porch

Leading through the front door you will find doors to both the spacious lounge and family Rooms as well as the stairs to the first floor.

Family/Breakfast Room

This light and airy room has a large, double-glazed window to the front aspect, door opening in to the entrance hall, wooden effect flooring, a radiator and single door leading in to the large kitchen /diner.

Kitchen/Dining Room

To the rear of the property, you will find the hub of the house. This superb kitchen/dining room has been meticulously designed to cater for all your needs. The kitchen area offers a great range of both wall and floor units, work surfaces, and utility storage. With integrated appliances the kitchen also opens out to the conservatory to the rear aspect overlooking the garden and providing the kitchen with huge amounts of natural light throughout. There is a center island with dining table to the far end, tiled flooring, high level double ovens, a gas hob with extractor above and space for a large American style fridge freezer. The conservatory has doors leading out to the garden and patio.



There are doors to each end, one leading into the family room and the other leading to the side of the property and rear garden.

Lounge / Dining Room

These bright reception rooms have a large bay window to front aspect and patio doors to the rear. These versatile rooms both have carpeted flooring and a radiator each.

Cloakroom / Shower Room

The downstairs Cloakroom has a window to the side aspect, low level W/C, and a wash hand basin.

First Floor Landing

Rising up from the ground floor you will find a spacious landing, doors to all bedrooms, airing cupboard and the family bathroom.

Master Bedroom

The master bedroom has built in wardrobes, polished wooden floorboards, and a window to the front aspect.

En-suite to Master

The en-suite has a shower cubicle, low level W/C, wash hand basin and a radiator.

Bedroom Two

The second double bedroom has a large window to the front aspect, built in double wardrobe carpeted flooring and a radiator.

Bedroom Three

The bedroom is another good sized double with a window to the rear aspect, a built in wardrobe, wood effect laminate flooring and a radiator.

Bedroom Four

The fourth bedroom has a window to the rear aspect, a built in wardrobe, wood effect laminate flooring and a radiator.

Family Bathroom

The main family bathroom has been newly re-fitted and boasts a bath with mixer tap, separate electric shower, wash hand basin, again with a mixer tap, a low level toilet, part tiled walls and flooring, a heated towel rail and a window to the rear aspect.

Externally

To the front of the property you will find a large driveway with space enough for multiple cars and EV charging point, pathway leading to the rear garden via a gate, flower borders and a variety of shrubs and bushes. The side gate leads to the rear of the property where the garden has decked area, lawns, mature planting with trees and bushes.

The property also benefits from solar panels.





Location

The property is situated in the village of Aston Clinton, at the foot of the Chiltern Hills. Aston Clinton has lots to offer, with walks directly linking to the surrounding fields, canals and woodland beyond, a village shop, a choice of public houses, restaurants, doctor's surgery and dentist. There are numerous clubs and activities, including good sporting facilities at Aston Clinton Park. The nearest market town is Tring, which offers a comprehensive

range of shopping facilities, including Tesco and Marks & Spencer food hall. Leisure - In keeping with the rural aspects of this picturesque location, sporting activities are diverse and include horse riding, cricket, bowls, football, golf and tennis. Nearby Interests - Aylesbury offers a comprehensive programme of entertainment for old and young at its recently opened Waterside Theatre, whilst High Wycombe has the 1000 seat Swan Theatre. Many of the country homes of Buckinghamshire and Hertfordshire also offer concerts and picnics within their grounds during

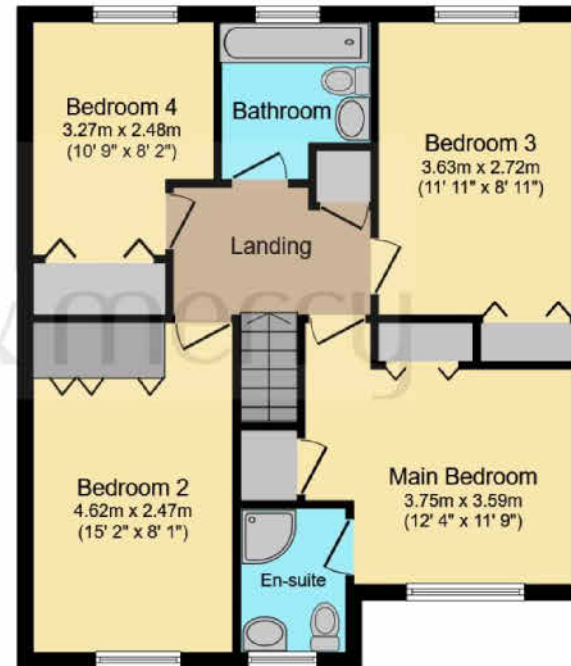
the summer months. Whipsnade Zoo in Dunstable is within driving distance. The bright lights of London are under an hour for those wishing to take in a West End show or enjoy a day out sight seeing.

Education

Buckinghamshire is renowned for its schooling. Aston Clinton School (0.8 miles) Goldfield Infants' and Nursery School (1.7 miles) Haydon Training Independent School (3.0 miles) Aylesbury College (5.1 miles) Buckinghamshire UTC (5.2 miles) Tring Park School for the Performing Arts (2.1 miles).



Ground Floor



First Floor

Total floor area 144.9 m² (1,560 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Dean Way, Aston Clinton, Buckinghamshire HP22 5GB

This well presented four-bedroom detached family home is located in the highly sought after Buckinghamshire village of Aston Clinton. Offering flexible accommodation throughout you will also find a well stocked front and rear gardens, as well as driveway parking for multiple vehicles. Taking all of this in the property will leave you wanting for nothing and viewings are highly recommended.

Guide Price

£600,000

- Two Reception Rooms
- Four Bedrooms
- Large Kitchen/Breakfast Room
- Driveway Parking

Tenure: Freehold

EPC Rating: B

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To find out more information or to arrange a viewing call

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or email wendovercfs@sequencehome.co.uk

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