



Chapel Drive, Aston Clinton  
Buckinghamshire, HP22 5EN



## Chapel Drive Aston Clinton HP22 5EN

A detached home offering flexible and versatile accommodation. Presented in excellent decorative order throughout and benefits a detached double garage.

**£825,000**



## The Property

Offered to the market for the first time in 25 years this corner plot detached family home. The property offers flexible and versatile accommodation and is finished in excellent decorative order throughout with a modern fitted kitchen and bathrooms. The accommodation to the ground floor currently comprises, an enclosed front storm porch, hallway, double aspect sitting room looking out to the garden, a well-appointed kitchen/diner, fitted with a double oven, hob and extractor hood over, space for a dishwasher and a 'American' style fridge freezer. Off the kitchen is a utility room with plumbing for a washing machine, an external vent for a tumble dryer and a door out to the patio and garden. Also to the ground floor is the principal bedroom which is fitted with a full bank of wardrobes and opens to a further area ideal as a home office/dressing room or the possibility to convert to an ensuite. There is a further study/office or an additional bedroom (number five) and the family bathroom which includes a spa bath and a walk-in shower cubicle. To the first floor there are a further three double bedrooms and a second family bathroom.

## Outside

The gardens fully encircle the property and are kept by the current vendors in pristine condition. There is a vast variety of fruit trees both to the rear and front gardens which include plum, several varieties of apple, pear, greengage, peach, fig and cherry. The rear gardens offer

a good degree of privacy with a paved patio seating area accessed from either the sitting room or kitchen and a further 'scheduled' part of the garden which is currently used as a BBQ area and continues to a vegetable patch. There is also an outside water tap and gated side access.

## Double Garage

At the rear of the property is a double garage with an electric up and over door and benefits power and light. To the front of the garage is a block paved drive providing parking for a least three family sized cars.

## Location

Aston Clinton is situated within the triangle of Wendover, Tring and Aylesbury with their interesting mix of restaurants, shops and amenities. This popular village has a local shop, post office, churches, doctor's surgery and a choice of public houses and restaurants, an extensive park, large children's playground and sports facilities. Schooling is excellent. There is a highly regarded primary school in the village, grammar schools in Aylesbury and the John Colet in Wendover. There is also a good selection of private schools in the area. For travel to London there are mainline stations in Wendover with its regular service into London Marylebone (c50 minutes) and Tring - London Euston (c35minutes) whilst access to

the M25 can be found via the A41(M) or alternatively the M40 at Beaconsfield or Bicester. Nearby are some lovely rural walks, bridle paths and cycling routes with Coombe Hill, Wendover Woods and the Wendover and Aylesbury arm of the Grand Union Canal.

## Directions

From our Wendover office proceed down the High Street towards the clock tower turning right at the mini roundabout. Continue on the Tring Road (B4009) for approximately 2 miles. Turn left onto Stablebridge Road, at T junction turn left onto London Road go over the 1<sup>st</sup> mini roundabout and at the 2<sup>nd</sup> turn right onto Green End Street. Continue for approximately 0.5 of a mile and Chapel Drive on is on right.

**Post code for SatNav:HP22 5EN**

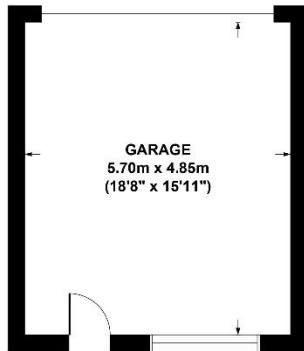
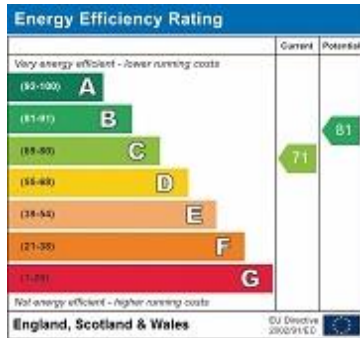
## Viewings

Strictly by appointment only.

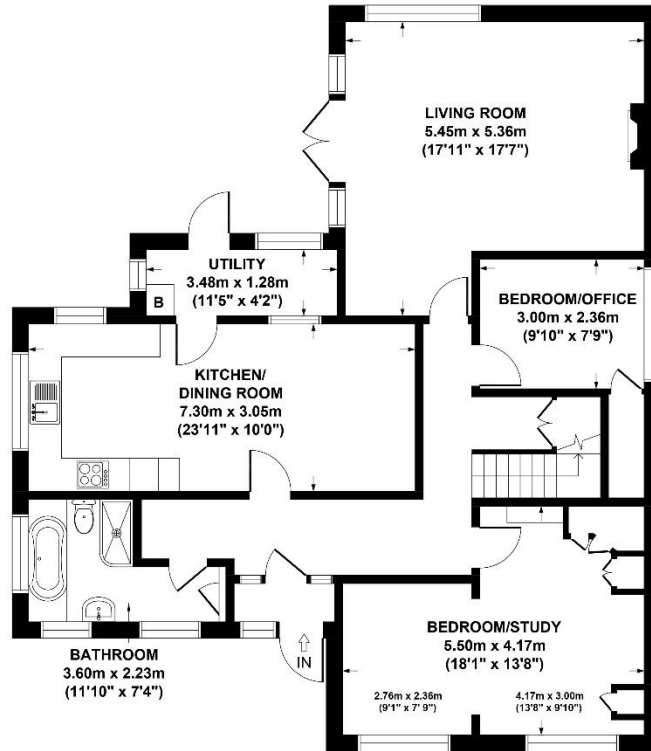
## Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

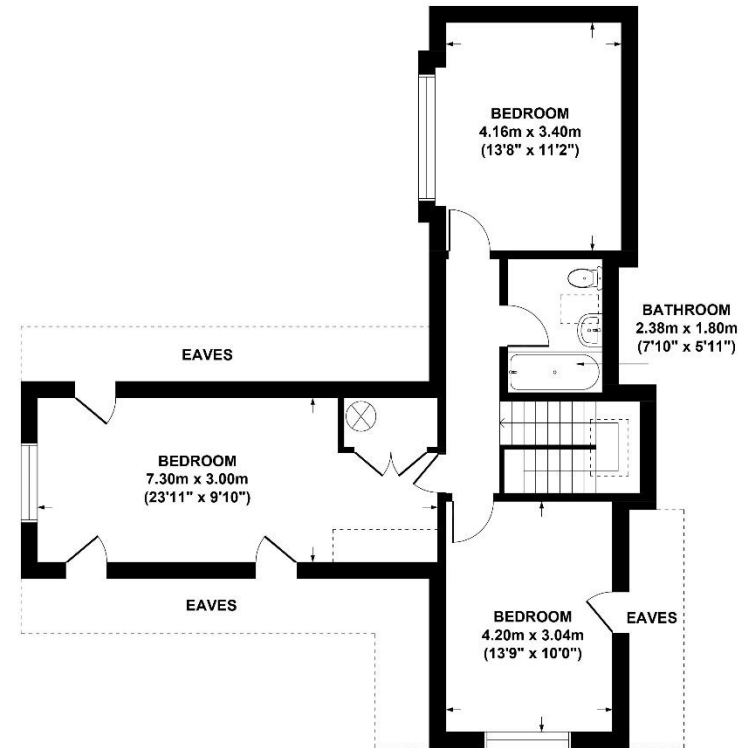




GARAGE  
GROSS INTERNAL  
FLOOR AREA 28 SQ M / 298 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 107 SQ M / 1154 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 63 SQ M / 680 SQ FT

**CHAPEL DRIVE, ASTON CLINTON, HP22 5EN**  
**APPROX. GROSS INTERNAL FLOOR AREA 198 SQ M / 2132 SQ FT**  
**(INCLUDING GARAGE)**

4 Chiltern Court, Back Street, Wendover, Bucks HP22 6EP FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

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