



Hyde Street, Aston Clinton,  
Buckinghamshire HP22 0AN

**TIM RUSS**  
& COMPANY





Hyde Street  
Aston Clinton  
HP22 0AN

An exceptionally spacious and versatile detached family home with the benefit of a double garage and a sunny, south easterly facing rear garden.

**£775,000 Freehold**



## The Property

An exceptionally spacious detached family home, built to a high standard just five years ago by Rectory Homes and still benefitting from the remainder of the 10 year NHBC certificate. The accommodation is arranged over three floors and comprises: spacious entrance hall, cloakroom, large double aspect living room which could be divided to provide a sitting room and study/family room if required, extremely well appointed kitchen/dining room with double doors leading out to the garden and integrated appliances including double oven, gas hob, extractor, dishwasher and fridge/freezer. There is also a useful utility room to the ground floor. To the first floor there is a guest suite comprising of a very large double bedroom and an en-suite shower room, two further double bedrooms and a family bathroom with the benefit of a bath and separate shower. To the second floor there is a master suite comprising of a large double bedroom, a dressing room with built-in wardrobe cupboards and an en-suite shower room.

## Outside

To the front of the property is an attractive evergreen hedge with lawned areas to either side of the path leading to the front door. To the rear, the garden enjoys a sunny, south easterly aspect, is partly

walled and is laid to lawn with a patio area immediately abutting the property. A gate leads to the driveway and the double garage.

## Double Garage

20'10 x 20'9. Light and power. Up and over door, door to garden.

## Additional Information

All main services are connected, gas fired central heating with underfloor heating to the ground floor. Ceramic floor tiling to the entrance hall, kitchen/dining room and utility room.

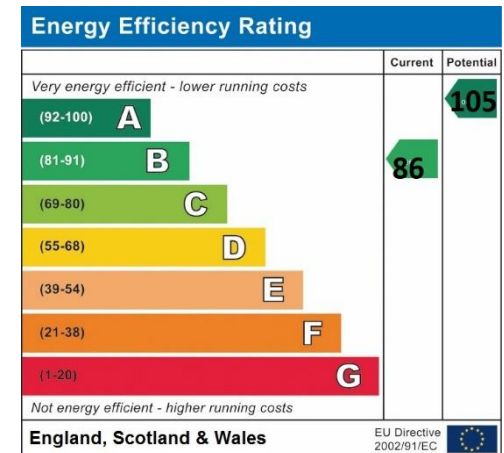
Council Tax Band: G / EPC Rating: B

Outgoings/Maintenance Charges: To ensure that the development is well maintained, there is a service charge of £320.00 per annum for the maintenance of communal areas, grass verges etc...

## Location

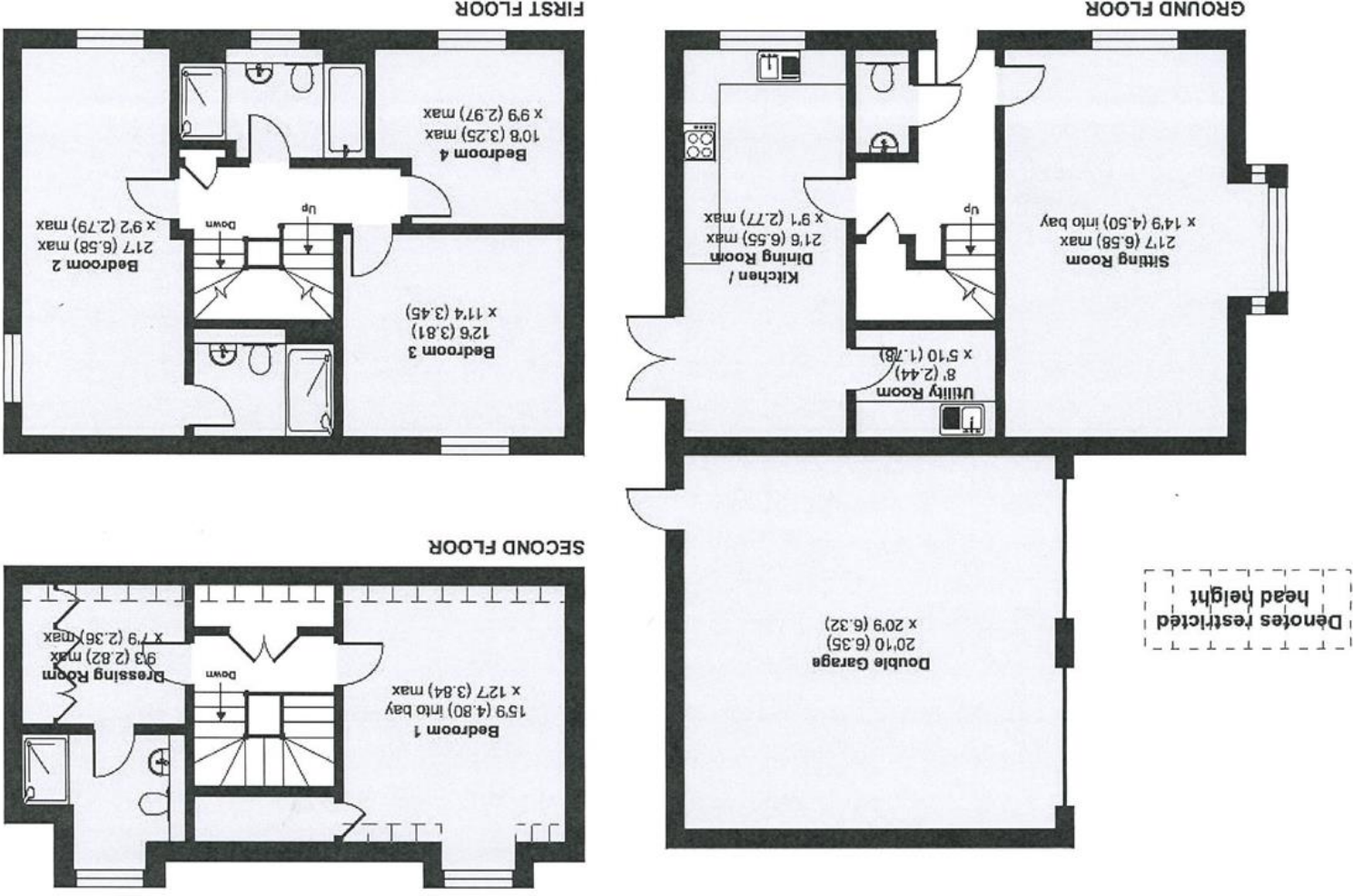
Aston Clinton is situated within the triangle of Wendover, Tring and Aylesbury with their interesting mix of restaurants, shops and amenities. This popular village has a local shop, post office, churches, doctor's surgery and a choice of public houses and restaurants, an extensive park, large

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.





Approximate Area = 1779 sq ft / 165.2 sq m  
 Garage = 434 sq ft / 40.3 sq m  
 Total = 2213 sq ft / 205.5 sq m  
 For identification only - Not to scale



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