



Brackley Close, Aston Clinton,  
Buckinghamshire HP22 5JQ





## Brackley Close Aston Clinton HP22 5JQ

A well presented family home offering spacious accommodation, ample gated parking and garage.

**£720,000 Freehold**





## The Property

Approached via a large gated driveway, this light and airy family home is in a lovely tucked away location within this development and must be viewed to be appreciated. The accommodation comprises: entrance hall with excellent built in understairs storage, cloakroom, study, good sized living room with double doors to the kitchen / dining room which spans the rear of the house and has two sets of double doors out to the garden. The kitchen is fitted with a range of eye level and base units and includes integrated fridge freezer, dishwasher, 6 burner gas hob with extractor and a double oven. There is a useful centre island which offers further storage and a wine fridge. The property benefits from a good size utility room with integrated washing machine and has a door to the side driveway. To the first floor there is a spacious master bedroom with fitted wardrobe cupboards and an en-suite shower room, three further double bedrooms and a family bathroom.

## Outside

The large, gated, block paved driveway leads to the front of the property and to the side where the garage can be found. There is a garden gate allowing access to the rear garden where an extensive patio abuts the property with a pergola and retractable screening for entertaining. The remainder of the garden is laid to

lawn.

## Garage 18'6 x 9'4

With light and power, up and over door.

## Additional Information

Council Tax Band: F / EPC Rating: B

## 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). 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.

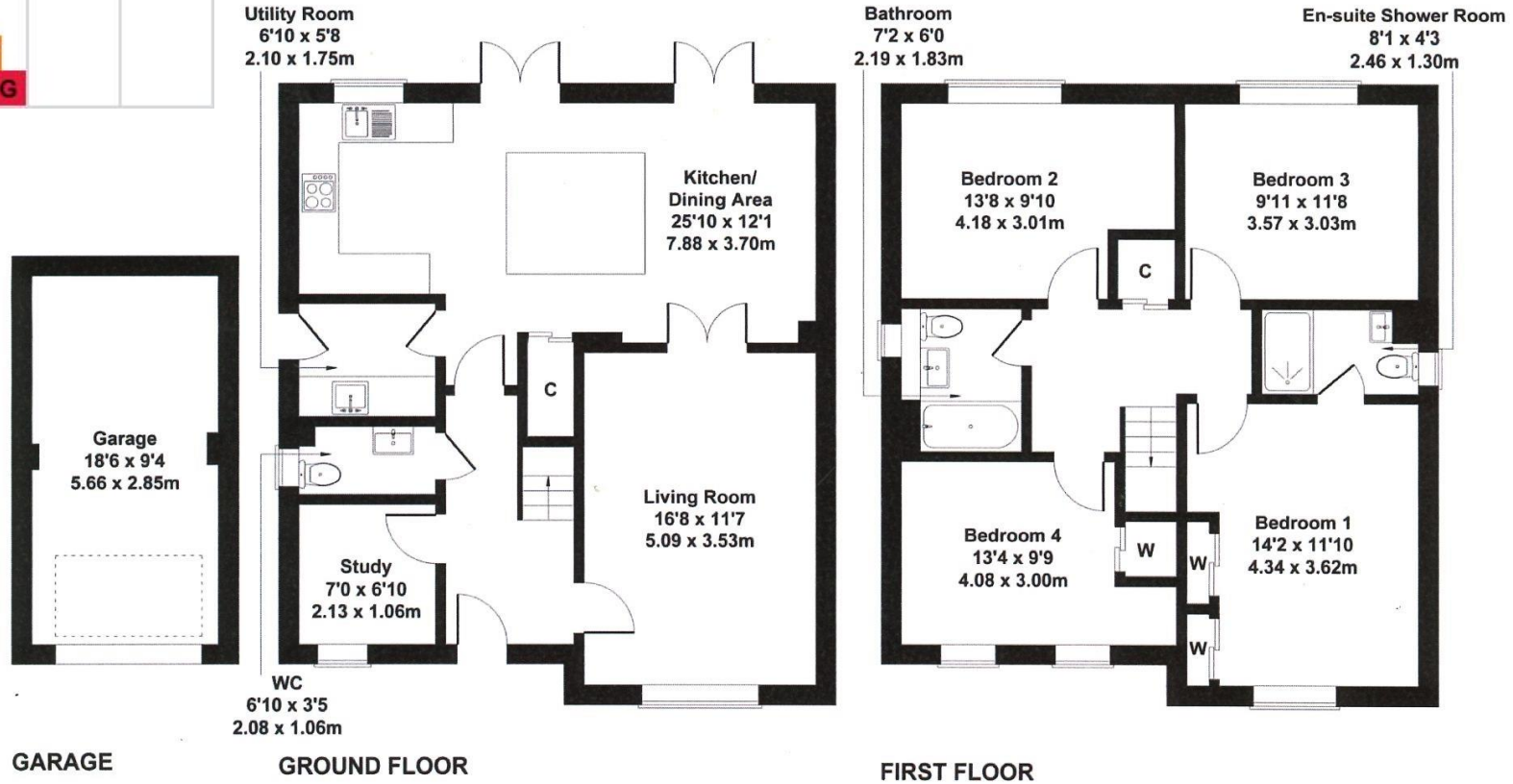


### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B	85   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Brackley Close, Aston Clinton

Approximate Gross Internal Area  
1626 sq ft - 151 sq m



Not to Scale. Produced by The Plan Portal 2024  
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