



New Road, Aston Clinton - HP22 5JD  
£750,000

**TIM RUSS**  
& Company





## 6c New Road

Aston Clinton, Aylesbury

- Large Entrance Hall, Cloakroom
- Spacious living room with attractive fireplace and double doors leading out to the garden
- Study / Occasional 4th Bedroom
- Family Room
- Superb Kitchen/Dining Room, Utility Room
- Three Double Bedrooms
- Family Bathroom
- Attractive & secluded garden
- Large driveway providing ample off street parking

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 disused arm of the Grand Union Canal nearby.





# New Road

Aston Clinton, Aylesbury

Immaculate 3/4-bed detached house in sought-after area with spacious living areas, versatile study, stunning kitchen, attractive garden, ample parking. Perfect for discerning buyer.

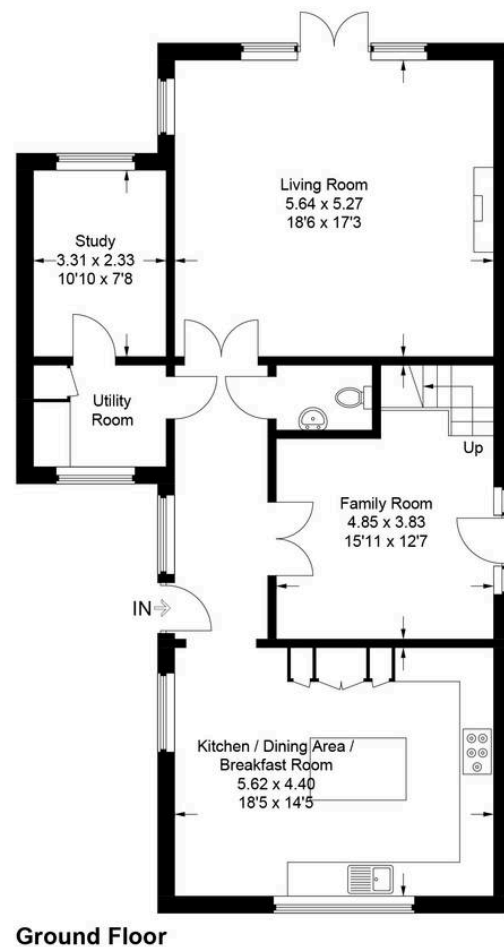
Occupying a prime position in a sought-after residential area, this immaculately presented 3/4-bedroom detached house offers a superb blend of comfort and style. Upon entering, you are welcomed by a spacious entrance hall leading to a cloakroom and various living spaces including a spacious living room boasting an attractive fireplace and double doors that seamlessly connect to the delightful garden. The property also features a versatile study or occasional 4th bedroom, a family room, and a stunning kitchen/dining room with a separate utility room. Upstairs, three double bedrooms and a family bathroom provide ample accommodation for a growing family.

Outside, the property boasts an attractive and secluded garden, perfect for enjoying al fresco dining or unwinding in the peaceful surroundings. The large driveway to the front of the property ensures ample off-street parking for several vehicles, adding convenience and practicality to this exceptional home. With its generous living spaces and charming outdoor setting, this property presents a unique opportunity for a discerning buyer seeking a prestigious residence in a desirable location.


Council Tax band: F -Tenure: Freehold

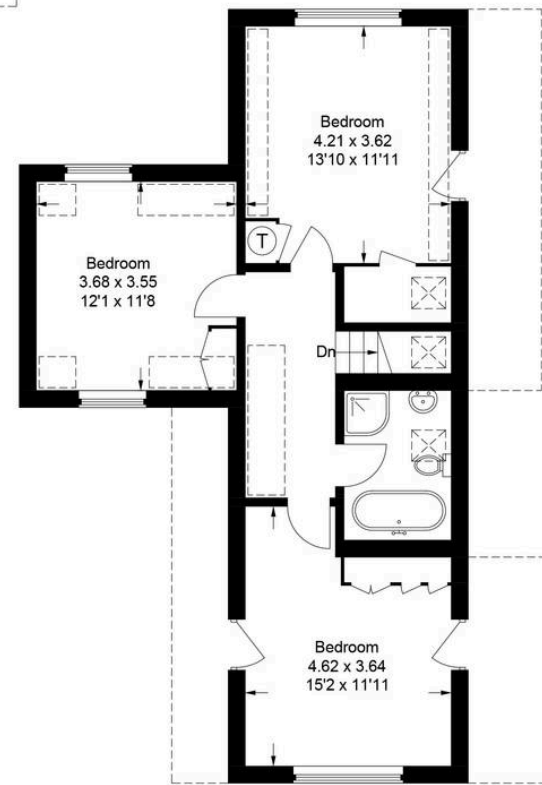
EPC Energy Efficiency Rating: C





Ground Floor

 = Reduced headroom below 1.5m / 5'0"



Roof Floor

## New Road

Approximate Gross Internal Area  
 Ground Floor = 97.2 sq m / 1,046 sq ft  
 Roof Floor = 61.9 sq m / 666 sq ft  
 Total = 159.1 sq m / 1,712 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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## Tim Russ and Company

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