



Weston Road, Aston Clinton - HP22 5EP
£965,000

 **TIM RUSS**
& Company



Weston Road

Aston Clinton

- Complete Onward Chain
- Set in 0.71 of an Acre
- Stunning Gardens with Woodland at Rear
- Built in 1984
- Just One Owner Since the Home was Built
- Four Double Bedrooms
- Ensuite Bathroom and Family Bathroom
- Double Aspect Sitting Room
- Kitchen Breakfast Room
- Utility Room and Guest Cloakroom
- Dining Room and Home Office
- Double Garage
- Drive Providing Parking for Several Cars

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.



Weston Road

Aston Clinton

Offered with a complete onward chain this detached four double bedroom home set in just under an acre of gardens and woodland.

A rare opportunity presents itself with this exquisite 4 bedroom detached house, boasting a complete onward chain, set on a sprawling 0.71 of an acre plot. Nestled amidst stunning gardens with enchanting woodland at the rear. The interior features four double bedrooms, an ensuite bathroom, a family bathroom, a double aspect sitting room, a kitchen breakfast room with various integrated appliances, a utility room, a guest cloakroom, a dining room, a conservatory and a home office. The property also benefits from a double garage, a drive providing parking for several cars, and the tranquillity of rural surroundings.

Outside, the property truly shines, with the extensive 0.71-acre plot offering ample room for outdoor pursuits and relaxation. The meticulously maintained gardens provide a peaceful oasis perfect for entertaining or simply unwinding in nature's embrace.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





Weston Road, HP22 5EP

Approximate Gross Internal Area

Ground Floor = 129.4 sq m / 1393 sq ft

First Floor = 92.2 sq m / 992 sq ft

Double Garage / Store = 39.6 sq m / 426 sq ft

Total = 261.2 sq m / 2811 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy 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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