



The Gables New Road, Aston Clinton

Guide Price £1,150,000

TR TIM RUSS
& Company



The Gables, New Road

Aston Clinton

- Great Location
- Contemporary Style
- Free Flowing Layout
- Large Garden
- 5 Double Bedrooms
- 2 Quality Bathrooms
- 2 Reception Rooms
- Wonderful Kitchen/Dining/Living Space
- Garage
- Approximately 0.23 Acre

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, with the 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.



The Gables New Road

Aston Clinton, Aylesbury

A well presented and contemporary styled family home with a large garden in a popular road in the heart of the village.

Built just 11 years ago, this stylish and functional family home offers a free-flowing layout that connects beautifully with the outdoor space. A wide reception hall leads to a generous front-facing study and internal access to the garage, which has conversion potential. The sleek kitchen/diner features a central island, quartz worktops, integrated appliances, and bi-fold doors to the terrace, with an adjoining utility room providing additional access outside. Pocket doors open into a cosy sitting room with a wood-burning stove and further bi-fold doors to the garden.

On the first floor the principal bedroom has a generous well appointed ensuite shower room, three further double bedrooms and a large four piece family bathroom. On the second floor there is an additional double bedroom with a study area.

To the front of the property there is large gravel driveway providing plenty of parking and turning space, together with an area of lawn. There is a side access plus a secure bike shed/store to the other. The rear garden is some 190' in depth with two levels of paved terrace across the rear.

Council Tax band: G

Tenure: Freehold

EPC Rating: C





The Gables, New Road, HP22 5JD

Approximate Gross Internal Area

Ground Floor = 102.5 sq m / 1103 sq ft (Including Garage)

First Floor = 95 sq m / 1022 sq ft

Second Floor = 28.8 sq m / 310 sq ft

Total = 226.3 sq m / 2435 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.



Tim Russ and Company

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