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Aston Clinton

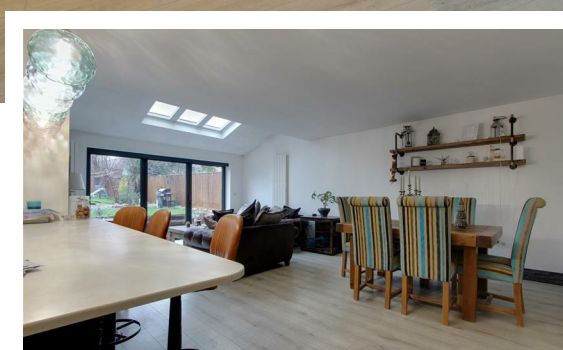
OFFERS IN THE REGION OF £850,000

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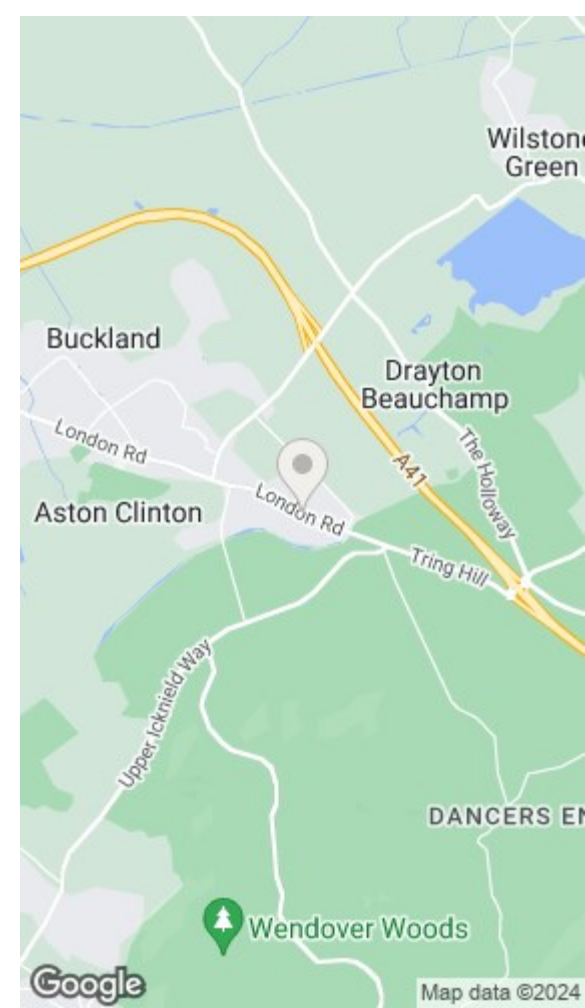
Measuring in excess of 2500 sq ft in size and boasting a very good size Southerly garden. A wonderful family home which has been extended to the side and rear to now offer 4 double bedrooms, 3 bathrooms and a stunning open plan kitchen/dining/family room with doors opening to the extensive gardens.



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Total area: approx. 2612.1 sq. feet
All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
65	78	59	72







A large and mature family home which has been extended and renovated by the current owners to a high standard.



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Ground Floor

The entrance porch opens immediately to a large reception hallway which has stairs rising to the first floor. A feature window to the side and a door opens to a formal reception room at the front of the property which has characterful exposed timber beams to the ceiling and a cast iron wood burning stove. From here a door opens to a useful snug that could also be used as a dedicated home office if required. Moving to the rear of the property this entire section is dominated by a large open plan kitchen/dining/family space which also benefits from a separate utility room. This is an ideal entertaining area which is also flooded by natural light from the floor to ceiling glass doors opening to the rear and a number of Velux windows.

First & Second Floors

The large first floor landing has doors opening to the family bathroom, all the bedrooms and stairs rising to the large first floor loft room which has ample storage into the eaves and a number of Velux windows to the rear. Both the main bedroom and the second bedroom boast ensuite shower rooms while the luxuriously appointed family bathroom has been fitted with a white three piece suite including an independently operated shower unit over the bath.

Outside

A five bar gate opens to an extensive driveway providing ample parking for several cars. A pedestrian gate to the side leads to the extensive South-West facing rear garden where there is a composite decked area directly to the rear of the house with steps leading up to the main portion of the garden which is mainly laid to lawn and fully enclosed by fencing.

About Aston Clinton

Aston Clinton is set within picturesque countryside at the foot of the Chiltern Hills. The spiritual home of Aston Martin, this popular village has four public houses, a large park with tennis, football and bowls clubs, lovely walks, trim trail and playground. The cricket club is a short walk away from the park and adjacent to the pretty village church. There are a host of charming country pubs and restaurants nearby.

On Your Doorstep

Less than four miles away in Aylesbury you will find all the large grocery retailers including Waitrose, together with the Waterside theatre, an Odeon cinema and an array of high street brands. Close by, the characterful towns of Wendover and Tring also offer a wide choice of retail and recreational facilities.

Fitness & Leisure

For family fun, Go Ape and Wendover Woods are full of award-winning outdoor adventure activities and breathtaking scenery or you can splash out at Aqua Vale swimming and fitness centre. For more peaceful surroundings, visit the country house retreat of Waddesdon Manor or play a relaxing round on the stunning 18-hole course at Chiltern Forest Golf Club, set in an Area of Outstanding Natural Beauty.

Schooling In The Area

For families seeking a state primary school, both Aston Clinton primary School and the outstanding Halton Community Combined Primary School are in close reach. For secondary education, there is a choice of Grammar schools - Aylesbury Grammar School for boys, Aylesbury High School for girls or the co-educational Sir Henry Floyd Grammar School. The John Colet co-educational secondary school located in Wendover is also within easy reach. There are several independent primary and secondary schools including the highly regarded Berkhamsted School in the area.

Transport

Aston Clinton is a haven for commuters thanks to its close proximity to major road and rail links. The A41 bypass is less than one mile away and connects directly with the M25 at junction 20 and leads to the M1 at Junction 8. The car journey time to Central London takes approximately one hour. The nearest stations are Stoke Mandeville station at just under 3 miles away with direct trains to London Marylebone arriving in just under an hour, or Tring station which is 6 miles away with direct trains to London Euston taking approximately 35 minutes.

Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents.

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.

Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.



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