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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

Temptation comes in many forms...



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Aston Clinton

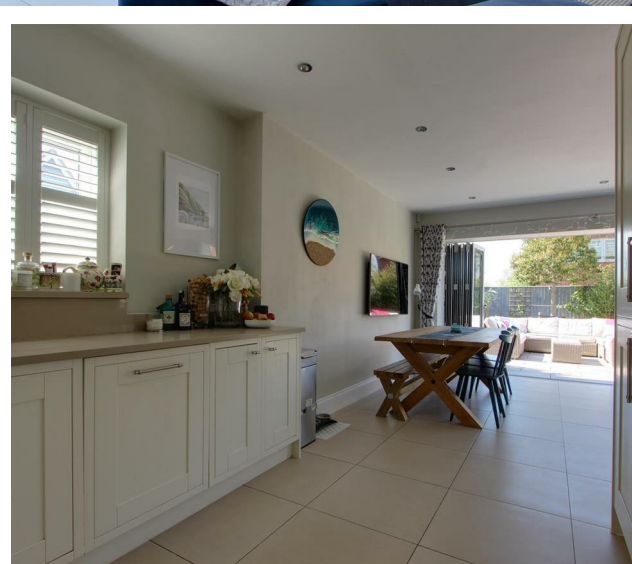
OFFERS IN EXCESS OF £875,000

Aston Clinton

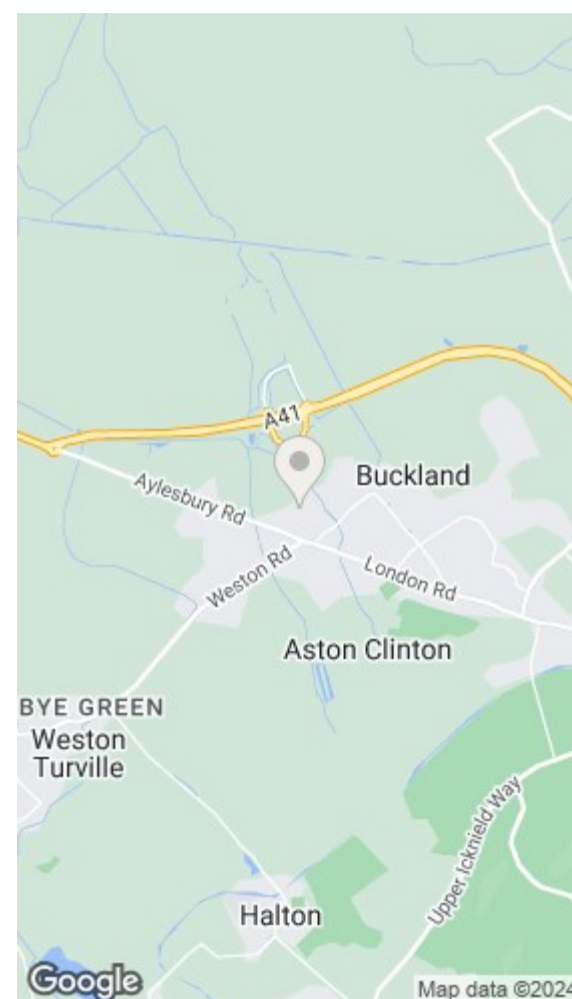
OFFERS IN EXCESS OF

£875,000

Measuring approximately 2,500 sq ft in all and boasting an exceptionally flexible layout to include 3 principal reception rooms comprising a dual aspect study/family room, dedicated living room with wood burning stove and a stunning open plan kitchen/dining room opening to the rear. 5 double bedrooms and 3 bathrooms and double garage!



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



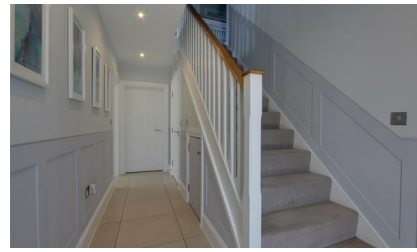
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Boasting a corner plot position with double garage and Westerly facing rear garden.



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Ground Floor

This superb five bedroom double fronted brick & flint detached home offers flexible family living over 3 floor. Offering 2138 sq.ft of accommodation, this home provides a stunning kitchen/family room with bi-fold doors on the rear garden plus the benefit of a separate utility room. Downstairs you will also find a WC, dual aspect dining room perfect for those special occasions and a 23'6" living room with log burner and patio doors onto the garden.

First & Second Floors

The first floor offers a master bedroom with fitted wardrobes plus en-suite bathroom, 3 further bedrooms and a family bathroom. On the top floor you will find a separate bedroom with en-suite bathroom ideal for escaping a bustling household or a great place for teenagers to have some independence.

Outside

Outside there is a double garage with electric doors, off road parking and the rear garden laid to lawn with extensive patio area ideal for entertaining family and friends! This house comes with everything you could need plus the flexibility to suit a variety of family demographics so all you need to do is move in!

Constructed by Rectory Homes

Rectory is passionate about creating new homes with character, carefully designed around the needs of our customers, balancing practicality with timeless design, and creating developments that respond to and blend with their unique surroundings. The foundation of the Rectory brand, and the hallmark of any Rectory home, is a completely bespoke approach to the design and build process, and unrivalled attention-to-detail throughout each development.

Specifications To Note

- 5 ring gas burner and combi microwave to Kitchen
- Alarm System
- Floor tiling to hall, kitchen and family room
- Fitted carpets
- Turf to rear garden
- Mirrors to bathrooms & en-suites
- Electric underfloor heating to master en-suite
- Family bathroom to feature shower and screen
- Half height tiling to all walls in WC
- Raindance shower to master en-suite
- Family bathroom & WC feature a vanity unit
- Stainless steel switches to all ground floor rooms, entrance hall and landings
- Dimmer switches to kitchen/family room and living room
- Automated up and over garage door
- Spur for electric car charger to garage

The Location

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 tennis club, health and fitness club and a variety of other amenities, together with charming country pubs and restaurants nearby. Less than four miles away in Aylesbury you'll find a Waitrose store for your everyday shopping needs, together with The Waterside Theatre, an Odeon Cinema and an array of high street brands at Aylesbury Friars Square Shopping Centre. The characterful towns of Wendover and Tring also offer a wide choice of retail and recreational pursuits.

Agents Information For Buyers

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 principle.
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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