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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...

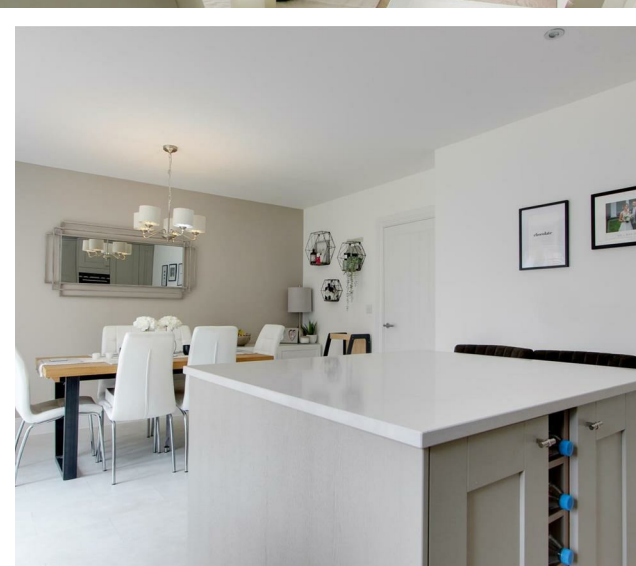


# Aston Clinton

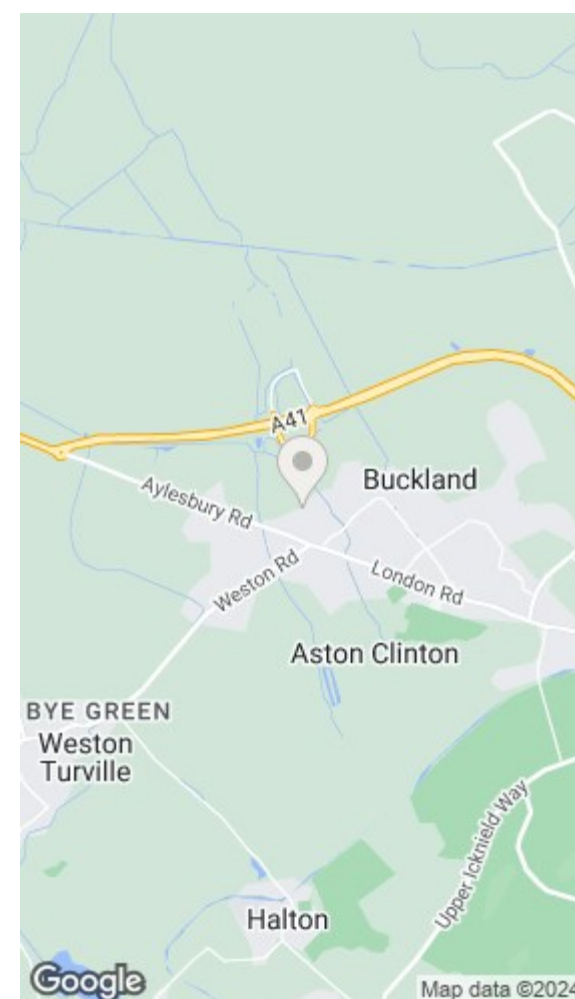
## PRICE GUIDE

£695,000

Positioned in one of the most sought after locations fronting open fields in this high specification development in the centre of the village. A show home presented detached 4 bedroom family home with 2 bathrooms, Southerly facing rear garden and home office/gym. Internal inspection essential.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



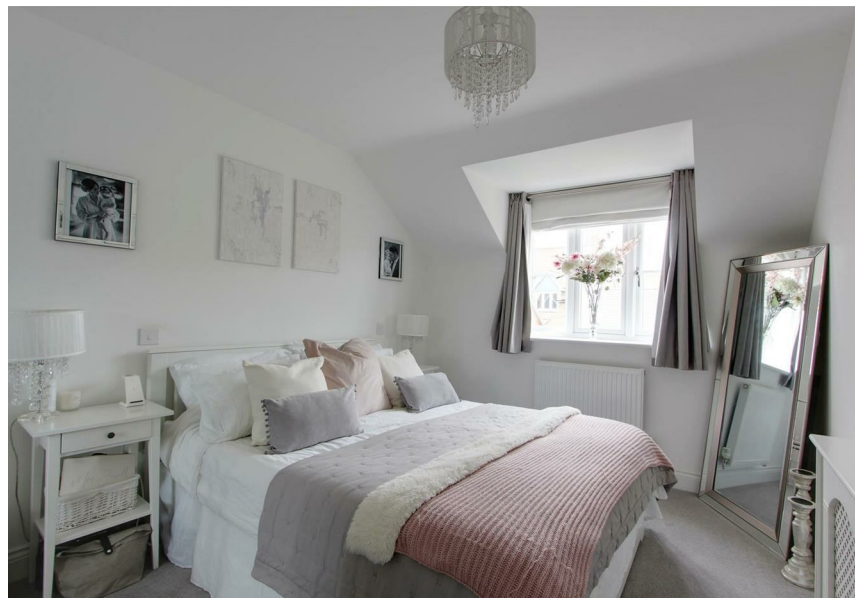
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Potentially one of the best located properties on this small and select development of high specification homes.



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**Ground Floor.**

Upon entering the property the high specification build becomes immediately evident. To the left-hand side is a living/dining room which has a window overlooking the front and two windows to the side while on the left-hand side is a door opening to a cloakroom. Continuing through the entrance hall there are stairs rising to the first floor landing and a door opening directly to a useful utility. Directly ahead and spanning the entire width of the rear of the property is a stunning open plan kitchen/dining/family room. With a window and French doors to the rear the kitchen area comes fitted with a range of integrated appliances to include double eye level oven, hob with extractor, dishwasher and floor to ceiling fridge/freezer. The current sellers also upgraded the kitchen to include a central island.

**First Floor**

Rising to the first floor a spacious landing area has doors opening to all four well proportioned bedrooms and to the family bathroom which has been fitted with a luxuriously appointed three piece bathroom suite including shower and screen over the bath. The principal bedroom, which is positioned at the rear of the property has both a range of fitted wardrobes and a high end ensuite shower room.

**Outside**

A flagstone path leads to the front door and is flagged either side by slate shingle. A block paved driveway to the side provides ample parking and leads to a detached garage with up and over door, power and light. The rear section of the garage has been converted to a home office/gym with a door and window to the garden. A courtesy gate opens to the rear garden which boasts a Southerly facing aspect with a flagstone patio area directly to the rear of the house which leads to the main part of the garden which is laid to lawn wrapping around the rear of the garage.

**The Location**

Set at the foot of the Chiltern Hills, Aston Clinton is a countryside haven with all the convenience of being in close proximity to major rail and road links. This sought after village exudes history and charm, which can be seen in the 12th Century St Michael and All Angels parish church, as well as the listed Anthony Hall and the glorious rolling hills. The surrounding towns of Tring, Wendover and Aylesbury offer plenty of leisure opportunities, including shopping, theatre, golf and spas. If you're looking for a hidden gem or big brand name, you'll find an array of boutiques and shops to choose from. Enjoy a relaxing afternoon at Champneys spa or catch the latest theatrical performance in Aylesbury. If you are more of a thrill seeker, enjoy the views amongst the tree-tops at Go Ape in Wendover. There is something for everyone, the only problem you'll have is choosing what you'll try first.

**Area Heritage**

This sought after village will forever be linked to the rich and prestigious heritage of Aston Martin. 1914 saw the birth of the name following Robert Bamford and Lionel Martin's successful test runs at the Aston Hill Climb, just outside the village. Within a year of the success the first Aston Martin had been built and registered with the name and the rest is history.

**Transport Links**

Perfect for commuters, Aston Clinton is in close proximity to major road and rail links. The Chiltern line runs from Stoke Mandeville station, getting you into London Marylebone in under an hour. If travelling by car, the A41, the M1 and the M25 are close by, making journeys to towns and cities such as Oxford and London a breeze.

With frequent bus services to Aylesbury and the surrounding villages, there is plenty to explore. For international travel, Luton Airport is just under 40 minutes away by car, while you can reach Heathrow airport in around 45 minutes.

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. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.
3. Copy of a recent utility bill/photo card driving License as proof of address.

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



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