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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
OFFERS IN EXCESS OF £900,000

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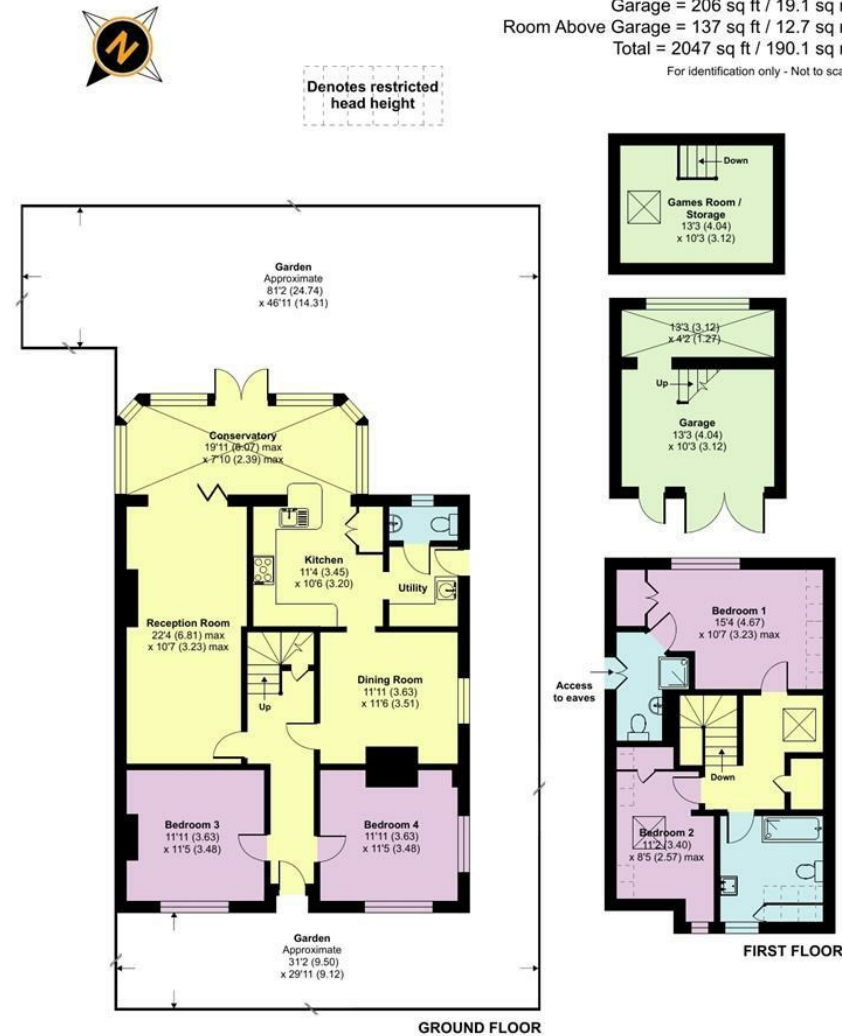
Measuring in excess of 2,000 sq ft in total on a generous plot in the centre of the village with flexible accommodation spread over two floors to include 4 bedrooms, 2 bathrooms, three reception rooms and a driveway leading to a single garage with games room over! Internal inspection essential.



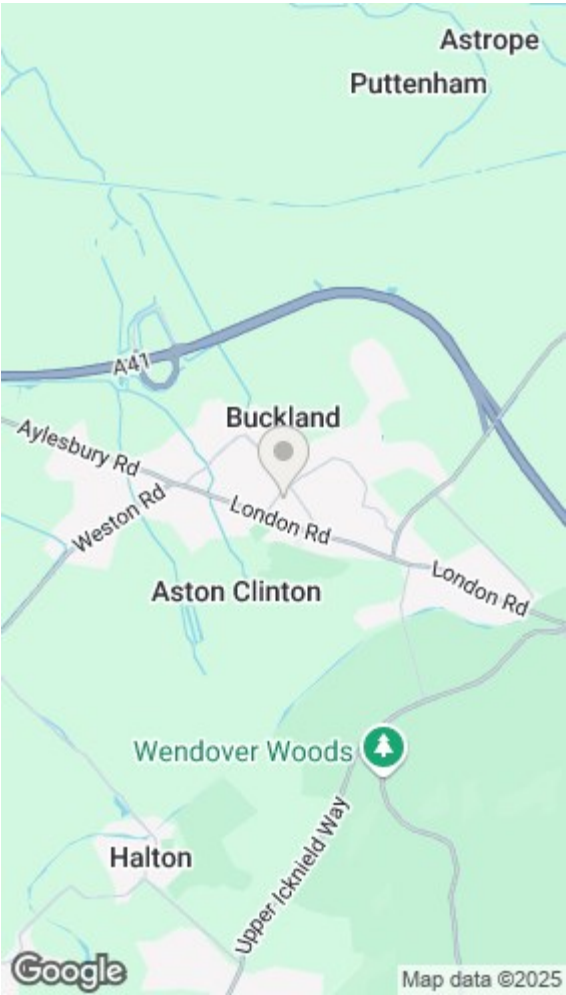
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Twitchell Lane, Aston Clinton, Aylesbury, HP22

Approximate Area = 1662 sq ft / 154.3 sq m
Limited Use Area(s) = 42 sq ft / 3.9 sq m
Garage = 206 sq ft / 19.1 sq m
Room Above Garage = 137 sq ft / 12.7 sq m
Total = 2047 sq ft / 190.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sterling Homes. REF: 1184867



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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	





More than meets the eye!
A flexible and spacious
detached family home on
a wonderful, level plot with
a detached garage.



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Ground Floor
The front door opens to the entrance hall where stairs rise to the first floor and doors open to the ground floor accommodation. Directly to the left and right hand side there are doors opening to bedroom three and four, however given the flexibility of a chalet bungalows these could be used as his and hers offices or additional reception space should this be required. Moving through the entrance hall there is a door to the right hand side which opens to a dedicated dining room which has a wood burning stove and is semi open plan to the kitchen area which has a range of solid oak base and eye level units with solid granite work top over and a number of integrated appliances. There is a dedicated utility room which has a door opening to the side and a door opening to a ground floor cloakroom with fitted white two piece suite. From the kitchen space you flow naturally through to the conservatory which is the ideal space to interlink into the main reception room which also has an open grate fireplace. From the conservatory there are panoramic views over the gardens. The property further benefits from underfloor heating in the kitchen / utility and conservatory .

First Floor
there is a spacious landing area to the first floor which has doors opening to both the first floor bedrooms and to the spacious family bathroom which is fitted with a white three piece suite comprising of panelled bath with shower unit and screen over, wash basin and low level wc. Bedroom two overlooks the front while bedroom one overlooks the rear and also has an ensuite shower room.

Outside
A hardstanding driveway at the front of the property extends down one side of the house and leads to the detached garage which has double doors opening to the main vehicular section and a pedestrian door. The garage has power and light and an internal staircase rises to a games room over the top. The rear garden boasts a Southerly facing aspect and is mainly laid to lawn whilst being fully enclosed by a range of fencing. Directly to the rear of the house is a good size flagstone patio with a second patio area with pergola over to one of the rear boundaries to enjoy the setting sun on the balmy summer evenings. Timber framed summer house with power and light , an ideal self contained home office

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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