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Aston Clinton

GUIDE PRICE £1,150,000

Aston Clinton

GUIDE PRICE

£1,150,000

A simply stunning detached family home approaching 3,000 sq ft in total with exceptionally private Southerly facing garden, five double bedrooms, three bathrooms, three reception rooms and high specification kitchen/breakfast room with separate utility. Ample parking and detached double garage.



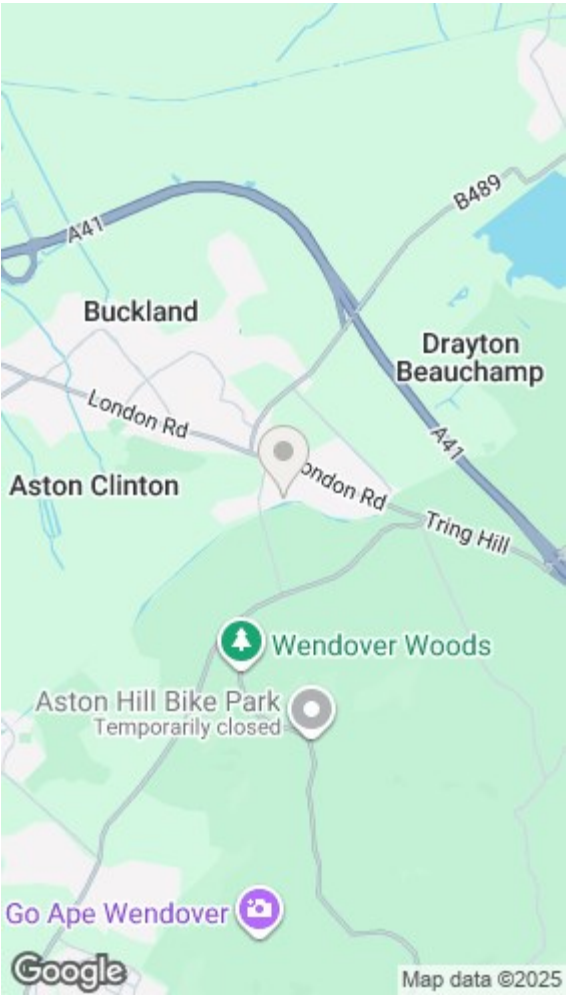
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Flora Avenue, Aston Clinton, HP22

Approximate Area = 2562 sq ft / 238 sq m
Garage = 402 sq ft / 37.3 sq m
Total = 2964 sq ft / 275.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Sterling Homes. REF: 1346827



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	





Possibly the best positioned property on this landmark development in the heart of Aston Clinton and within striking distance of amenities.



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Ground Floor

A stunning entrance hall welcomes you into this wonderful home and is the ideal area to meet and greet your guests. From here a sweeping staircase rises to the first floor landing and doors open to all ground floor accommodation. A dedicated study overlooks the front of the property while the dining room also is positioned at the front and could easily be used as a second living/sitting room since the large kitchen is big enough to accommodate a full dining room table and chairs. Fitted with a range of base and eye level units to incorporate a breakfast bar area and offers a host of integrated appliances. The kitchen also benefits from a dedicated utility room which has a door opening to the side. The principal reception room also benefits from triple aspect lighting with windows to the rear and side and two sets of French doors opening to the rear garden. A ground floor cloakroom completes this level.

First Floor

The spacious first floor landing area has stairs rising to the second floor and doors opening to all first floor bedrooms and the fitted family bathroom which benefits from a separate bath and shower cubicle. Bedroom two could easily be used as the primary bedroom since it boasts both an ensuite shower room and a dressing room.

Second Floor

Rising to the top floor of the property is a superb principal bedroom suite which dominates the entire floor. The bedroom area is dual aspect with windows to the front and rear and storage into the eaves. There are a ample range of fitted wardrobes providing a large degree of storage and hanging space. A door from the dressing area then leads to a second dedicated ensuite bathroom.

Outside

Approached via two prominent brick pillars lead to a good size driveway area to the front and wrapping around the side of the property where the detached double garage with two metal up and over doors, storage into the eaves and pedestrian door opening to the rear garden. Directly to the rear of the house is a flagstone patio which has a pathway leading to the rear boundary where steps leads to a second raised flagstone patio area - making the perfect point to enjoy a gin and tonic with the setting sun. The main portion of the garden is laid to lawn and continues around the rear of the detached garage.

The Location

Set amidst the glorious countryside of the Chiltern Hills, Aston Clinton provides a superb village location for the latest luxury development of exclusive family homes. With limited homes remaining sole selling agents, Sterling strongly recommend early interest. Sought after by families; the area offers the envied grammar school education system, providing a wide choice of local senior schools including the Sir Henry Floyd Grammar School, Aylesbury High School for girls and Aylesbury Grammar School for boys. There is also a number of local primary schools.

Village Ambiance

Whilst retaining its traditional village atmosphere and providing local convenience shopping, Aston Clinton is also well connected for those travelling further afield. The town of Wendover is within a short driving distance and offers a range of specialist shops, banks, cafes, restaurants, boutiques and Metro style supermarkets. The towns of Tring and Aylesbury are also within reach providing a choice of department and superstores. There is a host of historic country pubs and inns around the area, with restaurants offering cuisines to suit most tastes. Aston Clinton itself boasts a wide range of popular cuisine at The Bell, which is within walking distance of The Chilterns.

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. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.
- Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on a property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable.



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