



**Connells**

Pauling Close  
Aston Clinton Aylesbury



## Property Description

Built in 2018 by Charles Church Homes, this impressive double-fronted family home offers beautifully balanced accommodation with contemporary interiors throughout.

The ground floor features a welcoming entrance hallway, cloakroom, versatile study/playroom, elegant sitting room with bespoke media wall and a stunning 31ft open-plan kitchen/breakfast/dining room with utility room and doors opening onto the landscaped rear garden.

Upstairs, there is a superb principal bedroom with bespoke fitted wardrobes and a recently refitted boutique-style en suite, three further double bedrooms, a fifth bedroom, additional en suite and a contemporary family bathroom.

Externally, the property enjoys a beautifully landscaped rear garden with patio, raised decking and lawn areas, ideal for entertaining. A standout feature is the converted double garage, now arranged as a stylish STUDIO/ANNEXE with modern en suite shower room, perfect as a guest suite, home office, gym or teenagers' retreat.

Further benefits include driveway parking for multiple vehicles.

Aston Clinton is a highly sought-after Buckinghamshire village offering excellent amenities, countryside walks and highly regarded schooling, including catchment for Aylesbury Grammar School.

Important Notice: Under the Estate Agents Act 1979, we disclose that this property is owned by or connected to a member of staff at Connells St Albans.

## Lounge

16' 10" x 11' 4" ( 5.13m x 3.45m )

## Kitchen/Dining Room

31' 2" x 11' 9" ( 9.50m x 3.58m )

## Study

12' 2" x 11' ( 3.71m x 3.35m )

## Bedroom One

12' 11" x 11' 4" ( 3.94m x 3.45m )

## Bedroom Two

13' x 11' 3" ( 3.96m x 3.43m )

## Bedroom Three

12' 1" x 9' 2" ( 3.68m x 2.79m )

## Bedroom Four

12' 5" x 9' 2" ( 3.78m x 2.79m )

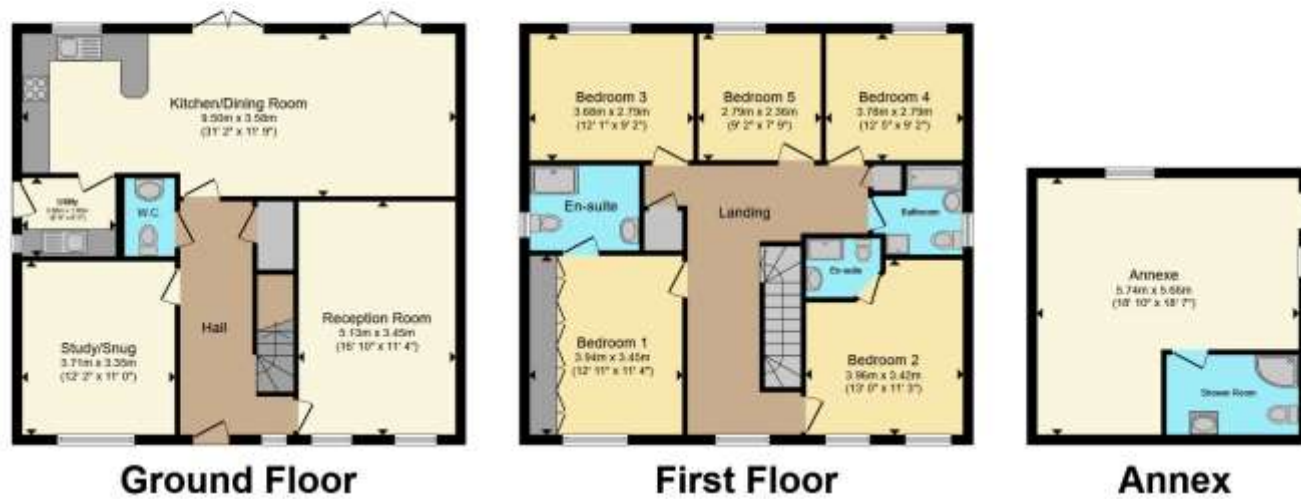
## Bedroom Five

9' 2" x 7' 9" ( 2.79m x 2.36m )









**Total floor area 199.8 m<sup>2</sup> (2,150 sq.ft.) approx**  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01727 856 781**  
**E [stalbans@connells.co.uk](mailto:stalbans@connells.co.uk)**

38 Chequer Street  
 ST. ALBANS AL1 3YH

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: B Council Tax Band: G

Tenure: Freehold

**view this property online [connells.co.uk/Property/STA317864](http://connells.co.uk/Property/STA317864)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: STA317864 - 0002