



Long Plough, Aston Clinton - HP22 5HB  
£525,000

 **TIM RUSS**  
& Company



## Long Plough

### Aston Clinton

- Complete Onward Chain
- Southerly Facing Rear Garden
- Four Good Size Bedroom
- Driveway Parking For Several Cars
- Modern Fitted Kitchen
- Two Reception Rooms
- Presented in Excellent Condition Throughout
- EPC Rated C

Aston Clinton is situated within the triangle of Wendover, Tring and Aylesbury with their interesting mix of restaurants, shops and amenities. This popular village has a local shop, post office, churches, doctor's surgery and a choice of public houses and restaurants, an extensive park, large children's playground and sports facilities. Schooling is excellent. There is a highly regarded primary school in the village, grammar schools in Aylesbury and the John Colet in Wendover. There is also a good selection of private schools in the area. For travel to London there are mainline stations in Wendover with its regular service into London Marylebone (c50 minutes) and Tring - London Euston (c35minutes) whilst access to the M25 can be found via the A41(M) or alternatively the M40 at Beaconsfield or Bicester. Nearby are some lovely rural walks, bridle paths and cycling routes with Coombe Hill, Wendover Woods and the disused arm of the Grand Union Canal nearby.



# Long Plough

Aston Clinton

Offered with a complete onward chain a beautifully presented four bedroom detached home with a southerly facing rear garden.

Nestled within a sought-after locale, this stunning 4 Bedroom Detached House offers a unique opportunity for prospective homeowners. Boasting a coveted feature of a complete Onward Chain, this residence ensures a seamless transition for its new occupants. The property enjoys the advantage of a Southerly Facing Rear Garden, providing a serene retreat for relaxation and outdoor enjoyment.

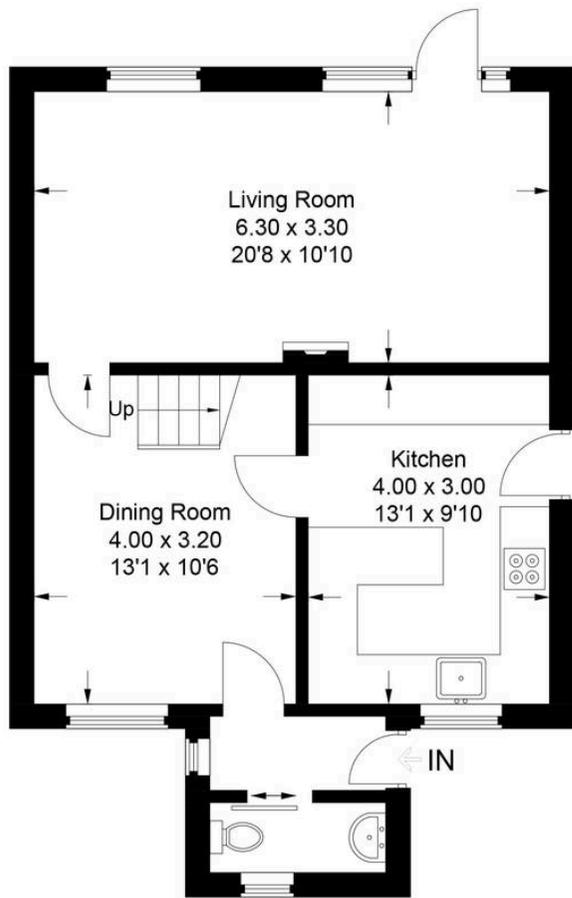
The interior space comprises Four Good Size Bedrooms, offering ample accommodation for the entire family. Further enhancing convenience is the Driveway Parking that can accommodate several cars, eliminating the hassle of parking woes. The Modern Fitted Kitchen caters to culinary needs with its contemporary design and efficient layout.

Two Reception Rooms lend flexibility to the floorplan, allowing for diverse living arrangements to suit various lifestyle preferences. The property is meticulously maintained, showcasing a pristine condition throughout, promising a move-in ready experience for discerning buyers.

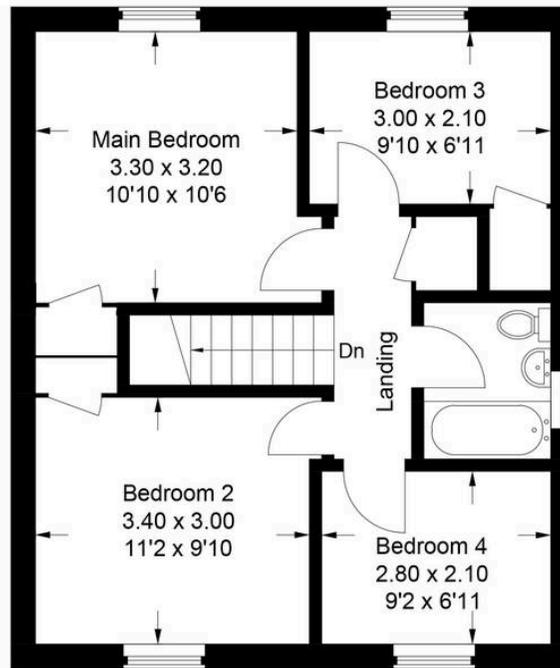
Conveniently located within a desirable neighbourhood, this property presents a unique opportunity to acquire a well-appointed home that meets the demands of modern living. With its array of features, this residence embodies comfort, functionality, and style, making it an ideal choice for those seeking a harmonious blend of luxury and practicality.

Don't miss the chance to make this exceptional property your own. Contact us today to schedule a viewing and experience the allure of this remarkable home first-hand. A new chapter of gracious living awaits within the walls of this exquisite property.

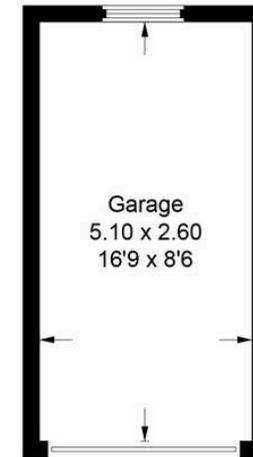




**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

## Long Plough

Approximate Gross Internal Area  
110.0 sq m / 1,185 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## Tim Russ and Company

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By law we must verify every seller and buyer for anti-money laundering purposes.

Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



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