



Keen Place, Aston Clinton Aylesbury HP22 5WP



This immaculately presented family home was built only six years ago to a high specification and occupies an enviable secluded position with a lovely green outlook over fields. The property has been beautifully maintained by the current owners and benefits from the remainder of the 10 year NHBC warranty, giving buyers peace of mind and low maintenance living. The gardens are simply a joy. Secluded and south facing to enjoy maximum sunshine, the gardens wrap around the side of the house where the owners have had two raised beds professional installed....perfect for growing vegetables or cut flowers. There is a pretty front garden which is enclosed with picket fencing, and a driveway leading to the garage. The garage has power and light and a door to the rear garden.

Inside the house offers over 1800 sqft of versatile accommodation, arranged over two floors. There are three reception rooms: a sitting room with a bay window looking onto the front garden and fields beyond, a study which could be an ideal playroom or music room, and a spacious lounge at the rear with French doors leading to the rear garden. The kitchen/dining/family room is fully fitted with appliances and is ideal for entertaining family and friends. French doors create a seamless connection to the garden....perfect when entertaining in the summer months.

Upstairs

Upstairs there is a large family bathroom complete with bath and walk in shower, and four double bedrooms with fitted wardrobes and lovely outlooks. The principal bedroom and guest bedroom have en-suite showers.

Location

There is plenty of glorious countryside nearby, including the Wendover Arm of the Grand Union Canal which runs through the village, and Wendover Woods just around the corner providing endless fun for children (with Go Ape ...and café). Just a stone's throw from the property is an open field...ideal for dog walks. Aston Clinton provides something for everyone with shops, post office, pubs and restaurants all within short walking distance, along with Aston Clinton Primary School. The property falls in the catchment of the highly sought after Grammar Schools of Aylesbury. There's even a doctor's surgery, pharmacy and dentist in the village. There are several excellent golf courses a short drive away including Chiltern Forest a little over a mile away. There is a regular bus service through the village linking Aylesbury to Watford and the A41 dual carriageway is easily accessible giving convenient access to the M25 (jtn 20) in 15 mins or so, making the journey to Heathrow and other London airports quite convenient. There are train stations at Tring (serving London Euston) and nearby Wendover and Aylesbury (Marylebone).





welcome to

Keen Place, Aston Clinton Aylesbury

- NHBC warranty
- Views over fields
- Four Double Bedrooms
- Two En-Suites & Four Piece Family Bathroom
- Three Reception Rooms

Tenure: Freehold EPC Rating: B

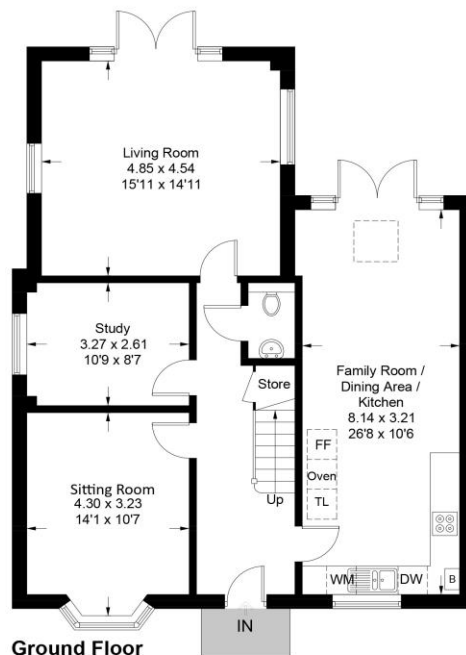
Council Tax Band: G

£850,000

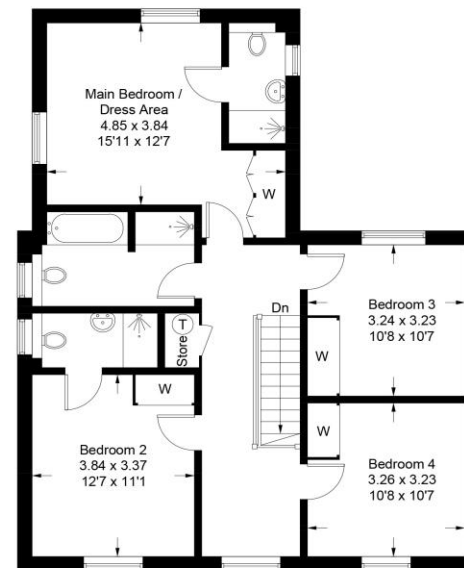
A detached family home, in a particularly attractive position with a lovely green outlook to the front, and secluded south facing wrap around gardens to the rear and side. No onward chain.

Keen place

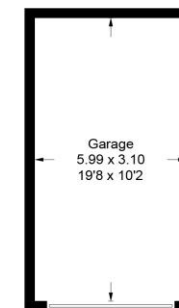
Approximate Gross Internal Area = 168.6 sq m / 1815 sq ft
Garage = 18.6 sq m / 200 sq ft
Total = 187.2 sq m / 2015 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

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. (ID1295539)

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Property Reference:
TRG108883 - 0002

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01442 824133



Tring@brownandmerry.co.uk



41 High Street, TRING,
Hertfordshire, HP23 5AA



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