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Aston Clinton

OFFERS IN EXCESS OF £700,000



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Aston Clinton

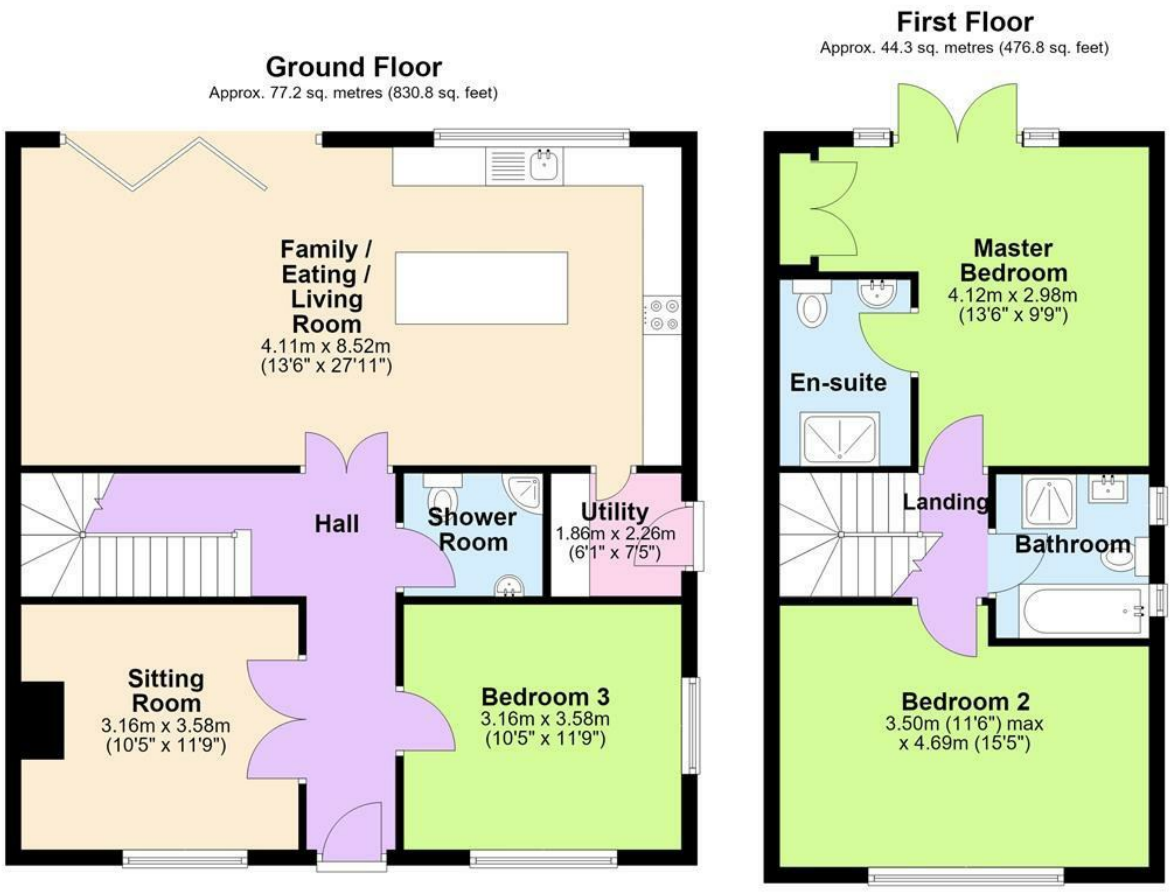
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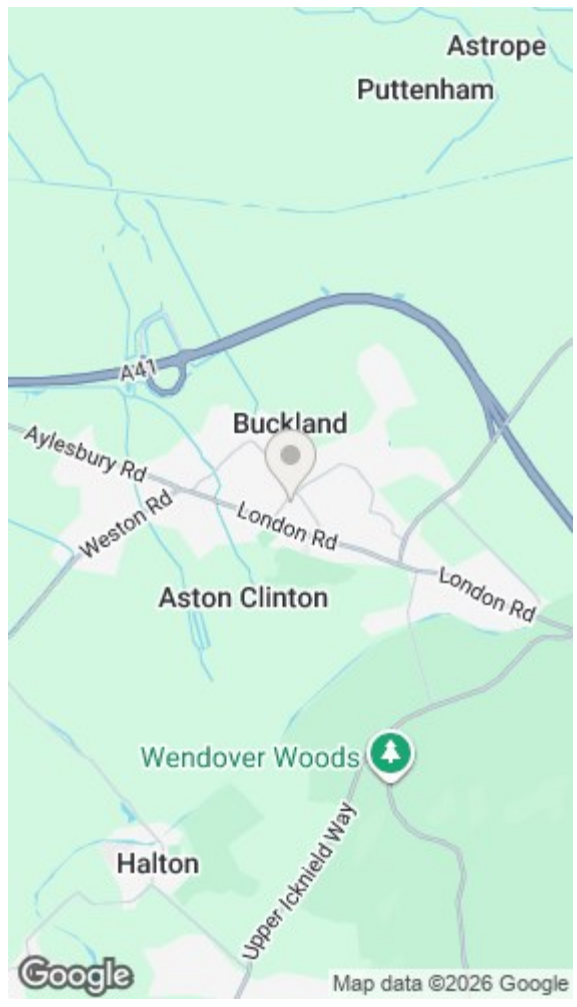
£700,000

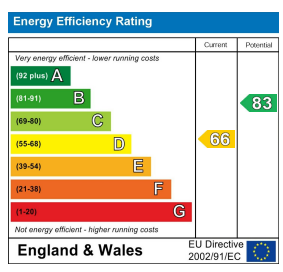
A simply stunning detached family home which has been remodelled and refurbished to exacting standards by the current owner to include a superb kitchen/dining/family room which extends the width of the property, 3/4 bedrooms and wonderful main bedroom with ensuite shower room. Exceptionally flexible layout.

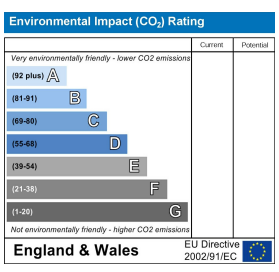


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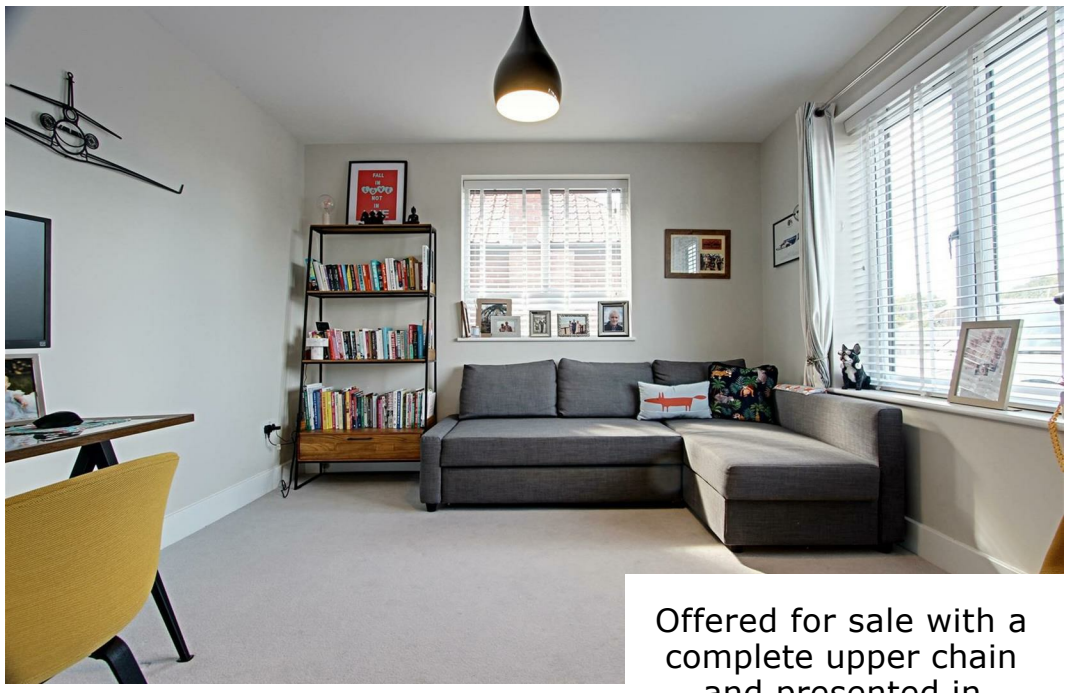


Total area: approx. 121.5 sq. metres (1307.6 sq. feet)

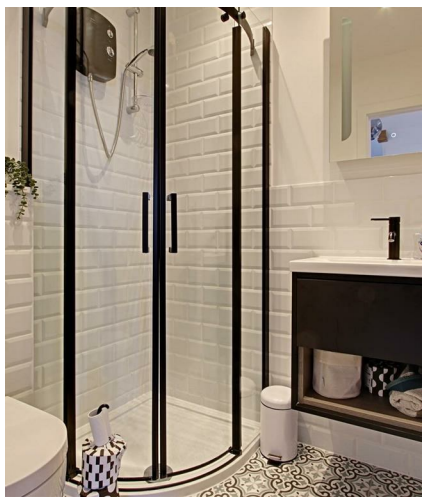
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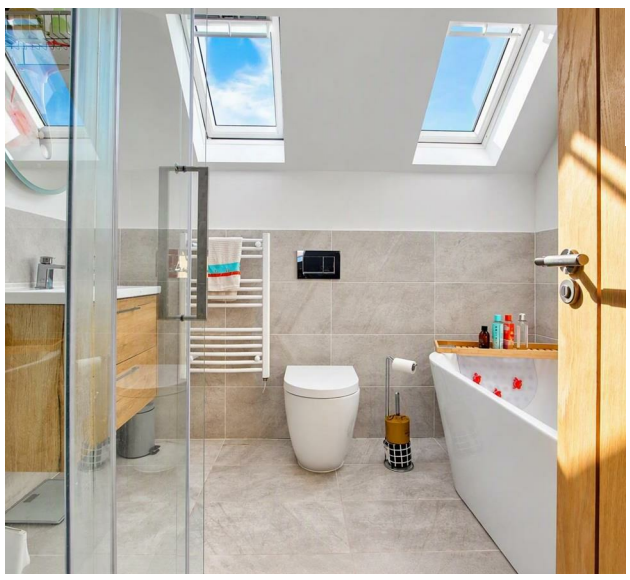

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Offered for sale with a complete upper chain and presented in immaculate order.



Ground Floor
The front door opens to an exceptionally spacious entrance hall where doors lead off to the left and right where the current owners use them as a living room and home office but could also be used as bedrooms three and four since they are also well served by a ground floor shower room. Directly ahead of you double doors open to the stunning open plan kitchen/dining/family room which spans the entire width of the property with bi-folding doors opening to the rear garden. The high specification kitchen is fitted with a range of base and eye level units with drawers, work tops and a range of integrated appliances. A central island has a solid oak breakfast bar console and there is a door opening to the utility room which has a complimentary range of base and eye level units, space and plumbing for washing machine with a door opening to the side..

First Floor
The landing of the first floor has doors opening to bedrooms one and two and to the family bathroom which is fitted with a luxuriously appointed four piece suite including a freestanding bath and separate shower cubicle. Bedroom two is positioned at the front of the property with a stunning vaulted ceiling giving an exceptional feeling of light and space. Bedroom one is positioned at the rear with French doors opening to a Juliette balcony with views over the garden. The main bedroom also has wardrobes and an ensuite shower room.

Outside
To the front of the property is a good size driveway which provides ample parking for several vehicles. To one side is a lawned area and there is a pedestrian gate opening to a extra width space to the side where there is ample room for outbuildings. Directly to the rear of the house is a large flagstone patio area with stepping stones leading to both rear boundaries where one corner has a secondary flagstone patio area ideally placed to enjoy the setting sun in the summer months, with a timber framed home office/gym to the second rear corner position. The rear garden is fully enclosed with fencing.

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. 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
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