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Aston Clinton
OFFERS IN EXCESS OF £1,175,000

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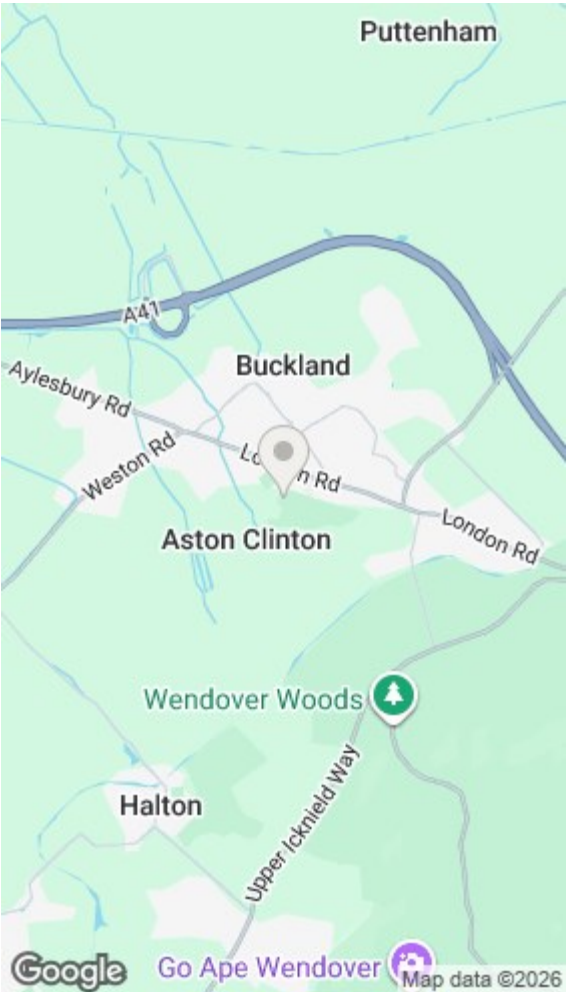
A rare chance to purchase an 'Arts and Craft' 1920's family home in the centre of this sought after village positioned on a level plot of 1/3 of an acre. With flexible accommodation spread over three floors and a host of period features the property also boasts three reception rooms, six bedrooms and three bathrooms. Early enquiries essential.



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Park View, Aston Clinton, HP22

Approximate Area = 2683 sq ft / 249.2 sq m (excludes carport)
Limited Use Area(s) = 61 sq ft / 5.6 sq m
Garage = 249 sq ft / 23.1 sq m
Total = 2993 sq ft / 278 sq m
For identification only - Not to scale



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





Occupying a no through road position in the heart of the village, adjacent to the Park, and offered for sale with no upper chain.



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Ground Floor

The solid timber front door with stained glass insert opens to the entrance hall whereby stairs rise to the first floor and doors open to the ground floor accommodation. The principal reception room has stunning triple aspect views over the garden including both French doors and a Box window to the side elevation. Both the living room and the formal dining room boast wood burning stoves while the kitchen/breakfast room also benefits from dual aspect lighting with windows to the front and rear. Beyond the kitchen is a utility room, cloakroom and a ground floor home office. A door from the utility room opens to a double car width loggia.

First Floor

The first floor landing has doors opening to four of the six bedrooms, to two bathrooms and stairs rising to the second floor. The principal bedroom is positioned at this level and has a large bay window to the rear over looking the extensive gardens and providing stunning views of the Chilterns beyond. This bedroom also has the advantage of a dressing room and an ensuite bathroom with separate bath and shower cubicle. In addition to the two family bathrooms at this level there is also a separate WC making the facilities ideal for even the busiest households.

Outside

To the front is a generous paved driveway providing ample parking together with colourful borders. The loggia is designed in such a way that it can act as a partial carport on those icy days. The single garage has a separate access with up and over roller doors either end, allowing you to drive through. The garden lies to the rear and side of the house enjoying a southerly aspect. There is a wide expanse of level lawn with a beech hedge and trees on the southern boundary. The garden as a whole has a variety of plants and shrubs, including fruit trees, two garden sheds and an additional vehicular access.

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, with good local and regular Bus routes.

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. 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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