





**£500,000**

Situated in the heart of this sought after Buckinghamshire village offering easy access to all local amenities this spacious three bedroom detached family home has been extremely well maintained throughout and benefits include two separate reception rooms, kitchen/breakfast room, main bedroom with en suite shower room, family bathroom, an enclosed southerly facing garden and a garage which has been converted into a storage area and a home office.

# Property Description

## **ENTRANCE PORCH**

Glazed window and frosted window to front. Half glazed door to:

## **ENTRANCE HALL**

Pocket door to cloakroom. Doors to lounge.

## **CLOAKROOM**

Low level w.c, wash hand basin, radiator, double glazed window.

## **LOUNGE**

Double glazed window to front aspect. Feature fireplace, radiator.

## **DINING ROOM**

Double glazed sliding patio doors to rear. Radiator, stairs to first floor, door to kitchen.

## **KITCHEN**

Fitted with a range of both floor and wall mounted units with work surfaces over, single drainer stainless steel sink unit with mixer tap, space for fridge freezer, plumbing for washing machine and dishwasher, built in oven and hob with extractor fan over, integrated oven and microwave, radiator. Double glazed window to rear and double glazed door to side.

## **LANDING**

Airing cupboard, access to loft space.

## **BEDROOM ONE**

Double glazed window to front aspect. Range of built in wardrobes, radiator, door to en-suite.

## **EN-SUITE**

A re fitted suite comprising of a tiled shower cubicle, wash hand basin with storage cupboard below, low level w.c., tiled walls, heated towel rail, storage cupboard above W.C. double glazed window.

## **BEDROOM TWO**

Double glazed window to rear. Built in wardrobes, radiator.

## **BEDROOM THREE**

Double glazed window to rear. Radiator.

## **BATHROOM**

A re fitted suite comprising of a free standing bath, Low level w.c, wash hand basin with storage below, tiled shower cubicle, part tiled walls, heated towel rail. Double glazed window.

## **OUTSIDE**

### **GARAGE/PARKING**

Driveway parking for 1 car, shingled areas for 1 car, single door access. The garage has been converted to now provide storage which is accessed via an up and over door and to the rear an ideal home office with power and lighting and electric radiator, glazed door and window to rear.

### **FRONT GARDEN**

Laid for low maintenance as a shingled garden with block paved driveway leading to the garage.

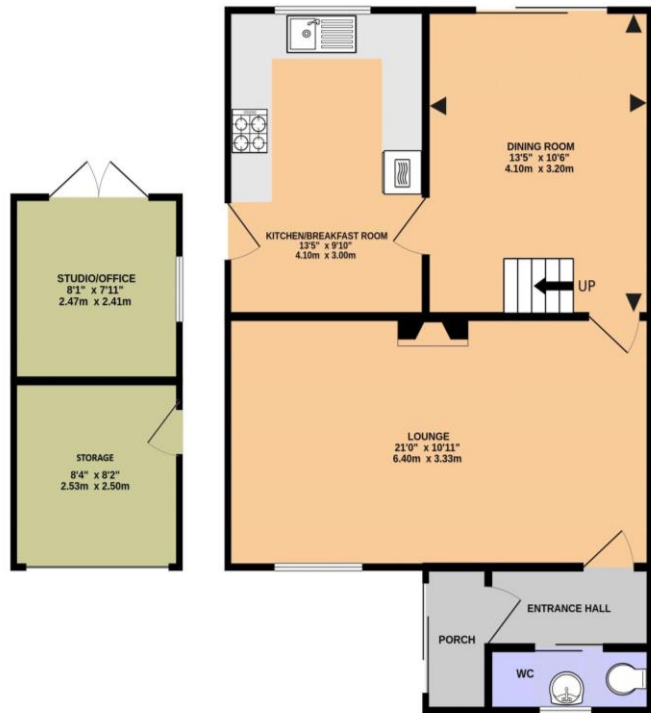
### **REAR GARDEN**

A southerly facing garden which is mainly laid to lawn with a decked patio area all enclosed by fencing and mature hedging. Outside tap, power sockets and lighting, gated side access.

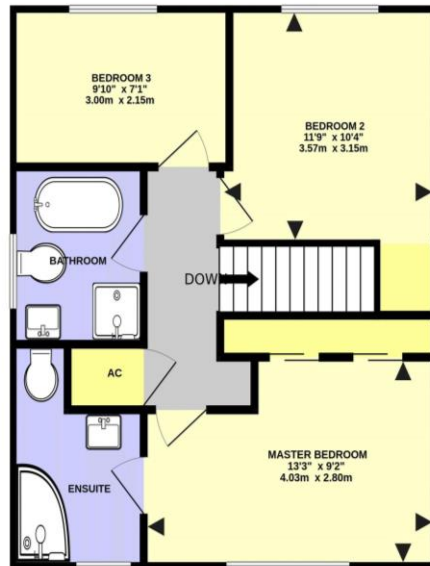
### **STUDIO**

Double glazed frosted door to rear. Double glazed window to side, electric heating.

GROUND FLOOR  
714 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



LONG PLOUGH ASTON CLINTON HP22 5HA (PRODUCED FR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 1227 sq.ft. (114.0 sq.m.) approx.  
No accuracy to this image, text or measurements is guaranteed  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents