



Brandon Close, Aston Clinton Aylesbury HP22 5XE



This immaculately presented family home was built around six years ago to a high specification and occupies an enviable position with a lovely green outlook over fields. The property has been beautifully maintained and improved 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. South facing to enjoy maximum sunshine, the garden has a large patio for entertaining and a well an artificial lawn with raised flower beds and direct access to the garage. The driveway provides parking for two cars with plenty of space for a third in the garage.

Inside the house offers nearly 1500 sqft of versatile accommodation, arranged over two floors. There are three reception rooms: a peaceful dual aspect lounge at the rear with doors opening directly onto the patio, a study which could be an ideal playroom, and a spacious, open plan kitchen/dining room. The kitchen/dining 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. There is an adjoining utility room providing additional storage and space for the washing machine.

Upstairs

Upstairs there is a large family bathroom complete with bath and walk in shower, and four double bedrooms with lovely outlooks. The principal bedroom has a stylish and well appointed en-suite. Bedroom four is fitted with wall to wall wardrobes and a dressing table to serve as a luxurious dressing room to the main bedroom.

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).

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

There is an annual service charge of £380.00.





welcome to Brandon Close, Aston Clinton Aylesbury

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

Tenure: Freehold EPC Rating: B

Council Tax Band: F

guide price

£700,000

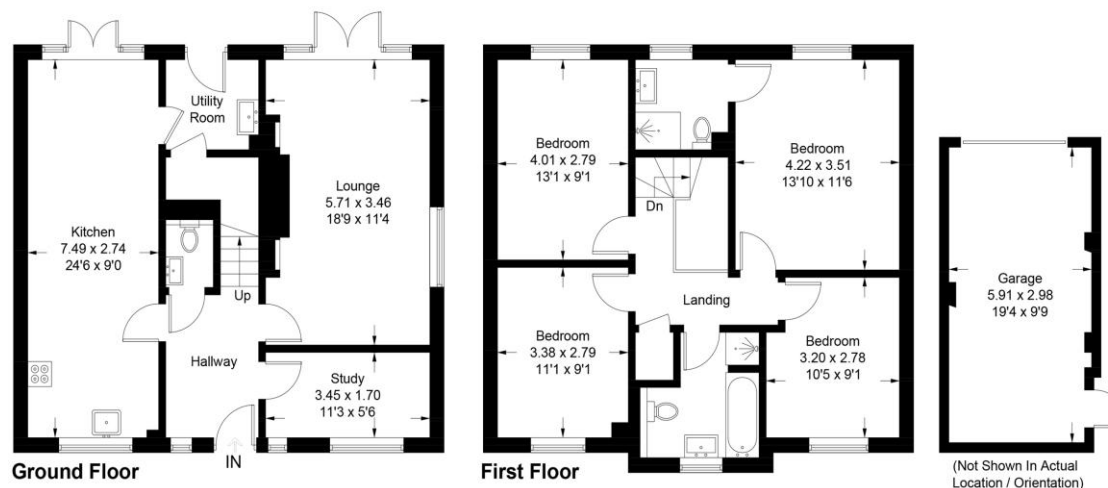
A detached family home, built in 2020 and still under warranty, occupying a particularly attractive position with a lovely green outlook to the front, and south facing gardens to the rear.

Brandon Close

Approximate Gross Internal Area = 129.5 sq m / 1394 sq ft

Garage = 17.5 sq m / 188 sq ft

Total = 147.0 sq m / 1582 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. (ID1341724)

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Property Reference:
TRG108982 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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