







**£1,175,000**

Situated on a generous plot in the heart of Aston Clinton this tastefully extended five bedroom detached family home offers generously proportioned accommodation including open plan kitchen/breakfast room, dining room, three further reception rooms, two en-suites, double garage and workshop and driveway parking for several cars.

# Property Description

## ENTRANCE PORCH

Double glazed window to front aspect. Radiator, door to:

## ENTRANCE HALL

Stairs rising to first floor, radiator, storage cupboard, doors to study, WC and kitchen/dining room.

## CLOAKROOM

Low level WC, wash hand basin, radiator.

## LOUNGE

Double glazed bi-fold doors to rear. Radiator.

## DINING ROOM

Double glazed double doors to rear. Radiator, door to lounge.

## SNUG

Two double glazed sliding doors to side. Feature fireplace with woodburning stove, radiator, door to lounge.

## STUDY

Double glazed window to side aspect. Radiator.

## KITCHEN/DINING ROOM

Double glazed double doors to rear. Fitted with a range of wall-mounted and floor standing units with work surface over, one and a half bowl sink unit with mixer tap, island with integrated hob and extractor over, integrated dishwasher, integrated wine fridge, built-in double oven, space for American style fridge freezer, opening to utility, radiator.

## UTILITY

Double glazed window to side aspect. A range of wall-mounted and floor standing units with work surface over, plumbing for washing machine, single drainer stainless steel sink with mixer tap, wall-mounted gas boiler.

## LANDING

Double glazed window to front aspect. Airing cupboard housing water cylinder.

## BEDROOM ONE

Double glazed window to rear aspect. Radiator, opening to dressing area.

## DRESSING AREA

A range of built-in wardrobes and storage, radiator, door to en-suite.

## EN-SUITE

Double glazed frosted window to front aspect. Tiled shower cubicle, jacuzzi bath, low level WC, twin wash hand basins, heated towel rail.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator, a range of built-in storage, access to loft space, door to en-suite.

## EN-SUITE

Two double glazed frosted windows to front aspect. Low level WC, pedestal wash hand basin, tiled shower cubicle, panelled bath with mixer tap and shower attachment, heated towel rail.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator, built-in wardrobe.

## BEDROOM FOUR

Double glazed window to front aspect. Door to en-suite(1), radiator.

## BEDROOM FIVE

Double glazed window to front aspect. Radiator, built-in wardrobe.

## BATHROOM

Tiled shower cubicle, panelled bath with mixer tap and shower attachment, low level WC, wash hand basin, heated towel rail, extractor fan.

## OUTSIDE

## GARAGE/WORKSHOP

Twin up and over doors, power and lighting, personal doors to front and rear, floor and wall-mounted units with work surface over, single drainer stainless steel sink unit with mixer tap.

## FRONT GARDEN

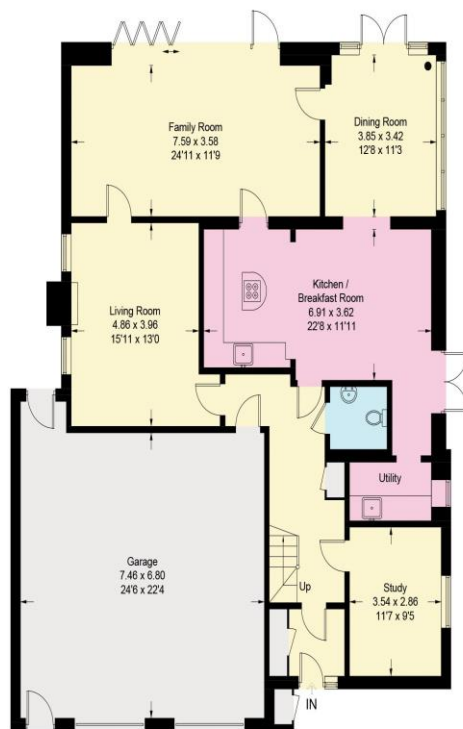
Accessed via double gates to a block paved driveway providing parking for several cars leading to the garage. Flower and shrub beds.

## REAR GARDEN

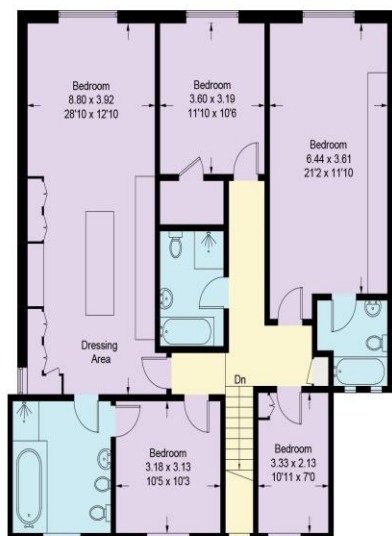
An extremely large southerly facing garden which is mainly laid to lawn with paved and decked patio areas, all enclosed by fencing. Flower and shrub beds, covered pagoda with power and light, personal door to garage, outside light and cold water tap, gated side access.



Green End Street



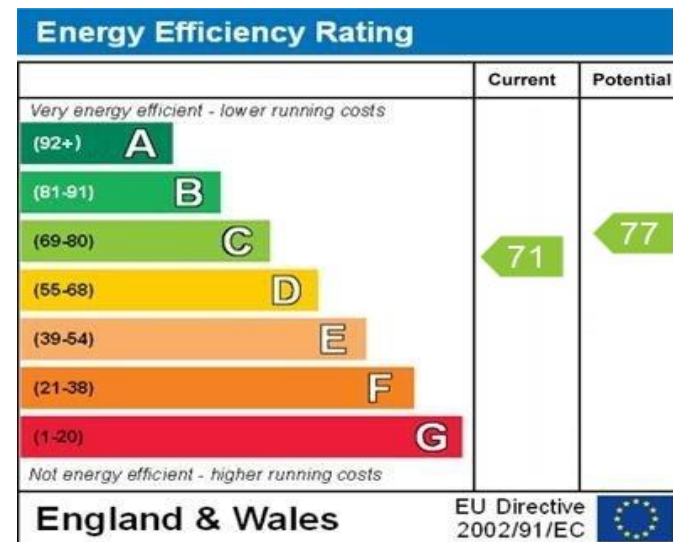
Ground Floor



First Floor

Approximate Total Area  
3366 sq ft / 312.7 sq m  
(Including Garage /  
Excluding External Cupboard)

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. (ID1273464)



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