



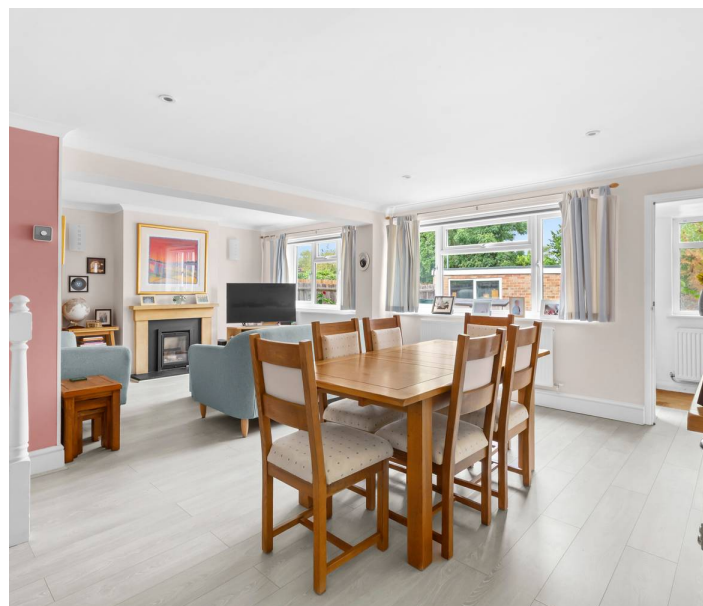
Overstrand, Aston Clinton
£535,000



- Impressive Four Bedroom Family Home in a Highly Desirable Aston Clinton Residential Setting
- Welcoming Entrance Porch Creating an Excellent First Impression
- Generous Open-Plan Living/Dining Room Designed for Modern Family Life
- Stunning Open-Plan Kitchen/Breakfast Room with Premium Finishes
- Spacious Principal Bedroom with Private En-Suite
- Private South Facing Landscaped Rear Garden Providing an Ideal Outdoor Retreat
- Garage & Generous Off-Street Parking Providing Secure Parking for Multiple Vehicles

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- Council Tax band: D
 - Tenure: Freehold
 - EPC Energy Efficiency Rating: C

Aston Clinton is situated within the triangle of Wendover, Tring and Aylesbury with their interesting mix of restaurants, shops and amenities. This popular village has a local shop, post office, churches, doctor's surgery and a choice of public houses and restaurants, an extensive park, large children's playground and sports facilities. Schooling is excellent. There is a highly regarded primary school in the village, grammar schools in Aylesbury and the John Colet in Wendover. There is also a good selection of private schools in the area. For travel to London there are mainline stations in Wendover with its regular service into London Marylebone (c50 minutes) and Tring - London Euston (c35 minutes) whilst access to the M25 can be found via the A41(M) or alternatively the M40 at Beaconsfield or Bicester. Nearby are some lovely rural walks, bridle paths and cycling routes with Coombe Hill, Wendover Woods and the disused arm of the Grand Union Canal nearby.



This impressive four bedroom semi-detached house is set within one of Aston Clinton's most desirable residential locations and is beautifully presented throughout. The property opens with a welcoming entrance porch, creating an excellent first impression and a practical space for coats and shoes. The generous open-plan living and dining room is designed for modern family life, offering a versatile area for relaxation and entertaining. The heart of the home is a stunning open-plan kitchen and breakfast room, finished to a high contemporary standard and featuring premium appliances and fittings. Bi-fold doors from the kitchen create a seamless connection to the rear garden, allowing natural light to flood the principal living spaces and enhancing the sense of space. The spacious principal bedroom benefits from a private en-suite, while three further well-proportioned bedrooms provide comfortable accommodation for family or guests. A stylishly appointed family bathroom serves the additional bedrooms. The property also offers excellent access to local amenities, highly regarded schools, and the surrounding countryside, making it an ideal choice for families seeking both convenience and a village lifestyle. The outside space of this exceptional home is equally impressive. The private, beautifully and thoughtfully landscaped south-facing rear garden has been designed to provide an ideal outdoor retreat, featuring a combination of patio and lawn areas, complemented by mature borders that offer excellent natural screening and privacy. Easily accessed via the bi-fold doors from the kitchen, the garden creates a wonderful indoor-outdoor flow, making it a natural extension of the living space and an ideal setting for alfresco dining, entertaining or simply relaxing with family. To the front, a garage and generous off-street parking provide secure parking for multiple vehicles, catering perfectly to the demands of modern family life. The property's position within a well-established and sought-after residential area further enhances its appeal, offering both privacy and a strong sense of community. Combining contemporary styling, practical family spaces and beautifully landscaped gardens, this property represents a rare opportunity to secure a truly outstanding home in Aston Clinton.



