



9 Pfullmann Street, Aston Clinton - HP22 0AQ

In Excess of £950,000

 **TIM RUSS**
& Company



9 Pfullmann Street

Aston Clinton, Aylesbury

- Substantial detached family home offering approx. 2,669 sq ft of accommodation, arranged over three floors plus a separate garage/home cinema
- Impressive open-plan kitchen / living / dining space, ideal for modern family living and entertaining
- Sought-after Aston Clinton village location, within easy reach of local amenities, countryside walks and commuter routes
- Five well-proportioned bedrooms, including a generous second-floor principal suite with en-suite bathroom
- Separate versatile formal living/dining room providing flexible reception space
- Three bath/shower rooms plus ground floor cloakroom, well suited to family and guest use



Aston Clinton is situated within the triangle of Wendover, Tring and Aylesbury with their interesting mix of restaurants, shops and amenities. For travel to London there are mainline stations in Wendover with its regular service into London Marylebone (c50 minutes) and Tring - London Euston (c35minutes) 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.

9 Pfullmann Street

Aston Clinton, Aylesbury

Spacious 5-bed detached home in Aston Clinton with open-plan living, landscaped garden, double garage/cinema, 3 baths, versatile rooms, and high-spec finish near village amenities and transport.

This substantial five-bedroom detached residence presents an exceptional opportunity for families seeking space, flexibility, and contemporary luxury in the heart of Aston Clinton village. Arranged over three thoughtfully designed floors and offering approximately 2,669 sq. ft of accommodation, the home is finished to a high specification throughout.

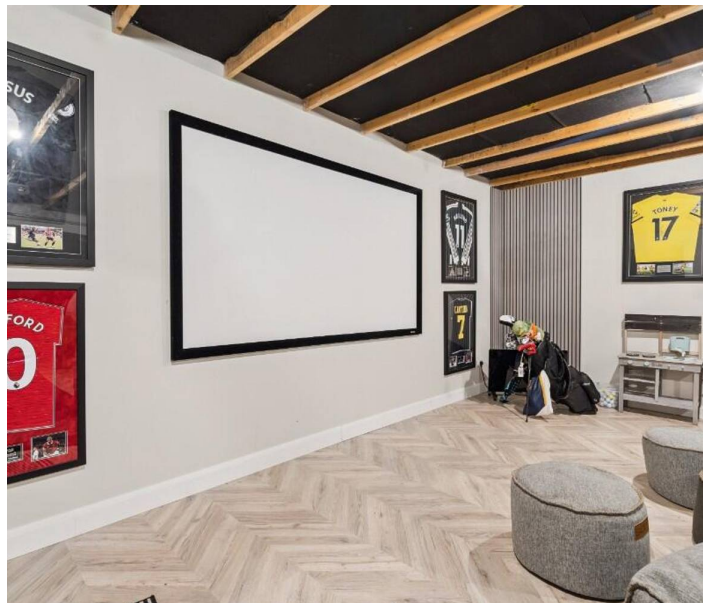
Located in a sought-after position within Aston Clinton, the home enjoys proximity to village amenities, scenic countryside walks, and convenient commuter routes, making it perfectly placed for both families and professionals. This impressive property combines a premium lifestyle with practical family living, all in a desirable village setting.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Approximate Gross Internal Area
 Ground Floor = 88.5 sq m / 953 sq ft
 First Floor = 86.1 sq m / 927 sq ft
 Second Floor = 37.4 sq m / 402 sq ft
 (Including Eaves)
 Garage / Home Cinema = 36 sq m / 387 sq ft
 Total = 248.0 sq m / 2,669 sq ft

* Reduced headroom below 1.5m / 5'0"



Tim Russ and Company

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