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you to **sell** or **let** your **property**?
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Temptation comes in many forms...



Aston Clinton
OFFERS IN EXCESS OF £800,000

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Offered for sale with no upper chain. A delightfully positioned detached family home with a number of high quality upgrades and including a large full width open plan kitchen/dining/family room, separate living room with media wall and dedicated home office. Main house with five bedrooms and three bathrooms with the garage converted to a studio with ensuite.



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Pauling Close, Aston Clinton, Aston Clinton, HP22

Approximate Area = 1892 sq ft / 175.7 sq m
Annexe = 348 sq ft / 32.3 sq m
Total = 2240 sq ft / 208 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2025. Produced for Sterling Homes. REF: 1359754



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92	(92 plus) A		
(81-91) B	86		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





Boasting a lovely traffic free location and a Southerly facing garden. SOLD WITH NO CHAIN.



Ground Floor

The size and scope of the accommodation is ideal both growing or already grown families. As you enter the property the central hall is wide and welcoming for greeting guests. The property features three reception rooms, each with distinct purpose. To the left is the reading home office which could also double as a snug if required. A multi functional room great for those working from home, or if you need a quiet room to get away from it all then this is the place to be.

The living room is both bright and spacious with plenty of comfortable seating for all of the family to gather round and watch the latest box set with the TV recessed in a media wall extending the full width of the property with a number of storage solutions. Stretching across the rear of the property is the kitchen/dining/family room. Here, the well thought out kitchen design allows parents to prepare the evening meal whilst being able to keep an eye on the children playing in the garden, or whilst they are sat at the table doing their homework. A sociable space that allows you to gather family and friends and catch up on all their latest news. There is both space for a formal dining area to enjoy the family Sunday roast or why not utilise the less formal breakfast bar for the midweek meal or the breakfast rush.

First Floor

The sleeping quarters are located on the first floor. Here, there are five well proportioned, light bedrooms. The substantial main bedroom has the added advantage of a luxury of an en-suite shower room. There is a whole bank of fitted wardrobes to one wall providing ample storage and hanging space. The second bedroom also has the advantage of an ensuite shower room while the family bathroom, fitted with a white 4 piece suite to include separate bath and shower served the other 3 bedrooms.

The Outside

Positioned at the very end of a cul-de-sac the front driveway provides ample parking with a lawned area to the side. The rear garden has a patio area directly to the rear of the house leading to the main portion of the garden which is laid to lawn with a raised timber deck to one corner. The garden is Southerly facing in aspect with a path leading to the pedestrian gate and door to the garage. A second patio area positioned in the space between the garage and rear boundary fence.

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The Garage

Two metal up and over doors to the front. Please note, the current seller is using the double garage as a studio apartment with full ensuite shower room.

The Location

Built in 2019 by Charles Church Homes the traditional double fronted exterior contrasts with the modern and stylish interior. The cul de sac position of the property within this small development make it a safe and family friendly environment. Aston Clinton Primary School and Park are a few minutes walk away.

Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person. Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable.



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