

Church Lane, Aston Clinton Aylesbury HP22 5HJ

brown & merry





Constructed by the renowned local developers, Laxton Properties, we are proud to market this wonderful three-bedroom home, being one of the few houses that were gifted views of the local church and churchyard. it strikes the perfect balance between countryside and village living.

The property itself offers a comfortable and reassuring low maintenance lifestyle arranged over two floors. The ground floor which benefits from under floor heating is arranged around an inviting entrance hall with a guest W/C and stairs leading to the first floor and storage beneath. Heading into the lounge, you are comforted by the bright and airy living space, with a bay window. To the rear of the property the spacious kitchen/breakfast room is fully fitted with integrated appliances and ample space for entertaining. Upstairs there are three double bedrooms and a family bathroom, all finished to a high specification with the principal bedroom having an en-suite shower. There is a good size loft space providing great storage or the possibility of converting (STPP).

To the rear of the property there is an enclosed garden with an area of lawn and a patio with a gate giving access from the back. To the front there is a driveway for two vehicles and an EV charger.



Location
The property is conveniently situated within a short walking distance to village gastro pubs, shops, post office and the village park with café and woodland…. ideal for kids to play or lovely dog walks. The village also has a doctor's surgery, pharmacy and dentist. A little further away, approximately three miles, are Tring and Wendover; both charming market towns with further amenities and train stations serving London Euston and Marylebone respectively. The A41 at Aston Clinton links the M1 and M25 motorways providing easy access to London airports.

Agent's Notes:
There is a £360 development charge per year.

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.




Grace
Farm
Sounds





welcome to

Church Lane, Aston Clinton Aylesbury

- Well Presented Three-Bedroom House
- Living Room With Bay Window
- Underfloor Heating To Ground Floor
- Bathroom & En-Suite To Main Bedroom
- Rear Garden

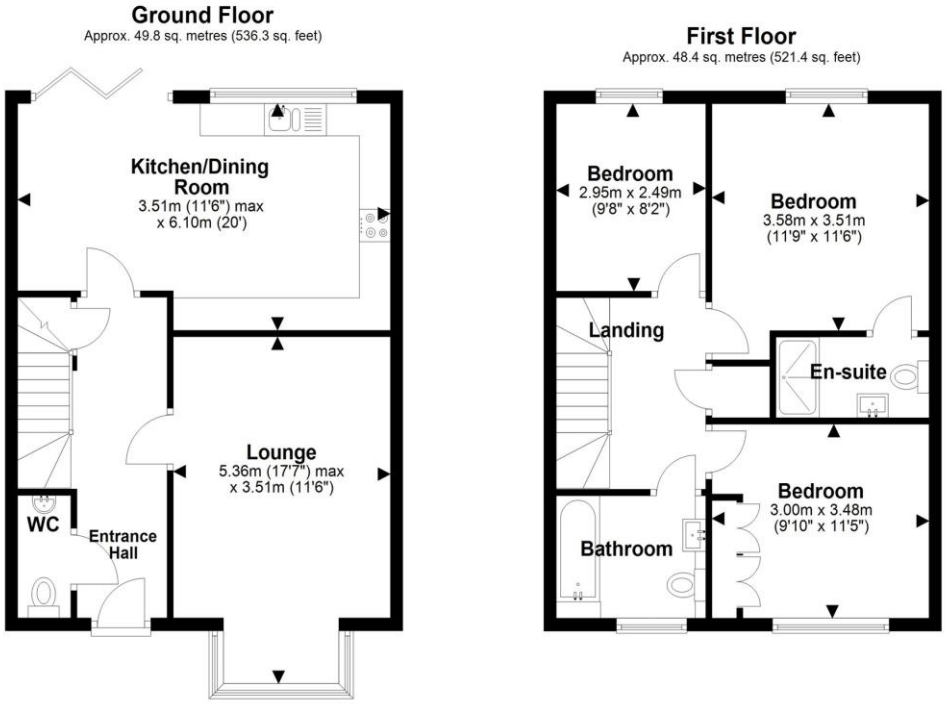
Tenure: Freehold EPC Rating: B
Council Tax Band: D

offers in excess of

£500,000

Under the terms of the Estate Agency Act 1979 (section 21), please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.

Situated in the very heart of Aston Clinton, this immaculately presented, spacious three double bedroom mid-terrace home is just a stone's throw away from the well-regarded Primary School and offers scenic views of the historic church and woodland.



Total area: approx. 98.3 sq. metres (1057.8 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due dilligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular imprtance, you should carry out or commission your own inspection of the property. Copyright ¤ SKMSTUDIO
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The Property Ombudsman

Property Reference:
TRG109103 - 0005

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.

01442 824133

Tring@brownandmerry.co.uk

41 High Street, TRING,
Hertfordshire, HP23 5AA

brownandmerry.co.uk

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.