



Weston Road, Aston Clinton, HP22 5EJ

WESTON ROAD, ASTON CLINTON

Guide Price £825,000 FREEHOLD

A beautifully presented Victorian family home which has undergone comprehensive refurbishment and remodelling over recent years. Five bedrooms, three bathrooms, gardens and extensive off road parking.

This gorgeous village home offers substantial accommodation of over 2500sqft and has been totally refurbished and re-modelled to the stunning property we see today. As you enter the property there is a sense of style and space with a stunning open plan feel to the living room/dining/kitchen....the heart of the home, and perfect for entertaining family and friends or lounging on the sofa in front of the dual aspect fireplace with log burner. The kitchen has a contemporary feel, fitted with stylish units and integrated appliances and a breakfast island. Bi-fold doors open directly to the rear garden creating a seamless flow to the sizable terrace. From the living room, Crittall style glazed doors open to the separate lounge which features a double glazed bay window and fireplace with log burner. There is a guest w/c which completes the ground floor. The basement has good headroom and a window providing ventilation and is divided into two rooms. Currently utility room and storage but ideal for use as gym, games room or office.

Upstairs continues to impress with three bedrooms, including the principal bedroom with a luxuriously appointed en-suite and walk in wardrobe, and guest room with Jack & Jill en-suite. The top floor offers a versatile 476sqft of space. Two double bedrooms and en-suite shower and plant room. Ideal for guests, teenage living space or games room. The options are near endless.

Please note that the AML fee covers 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

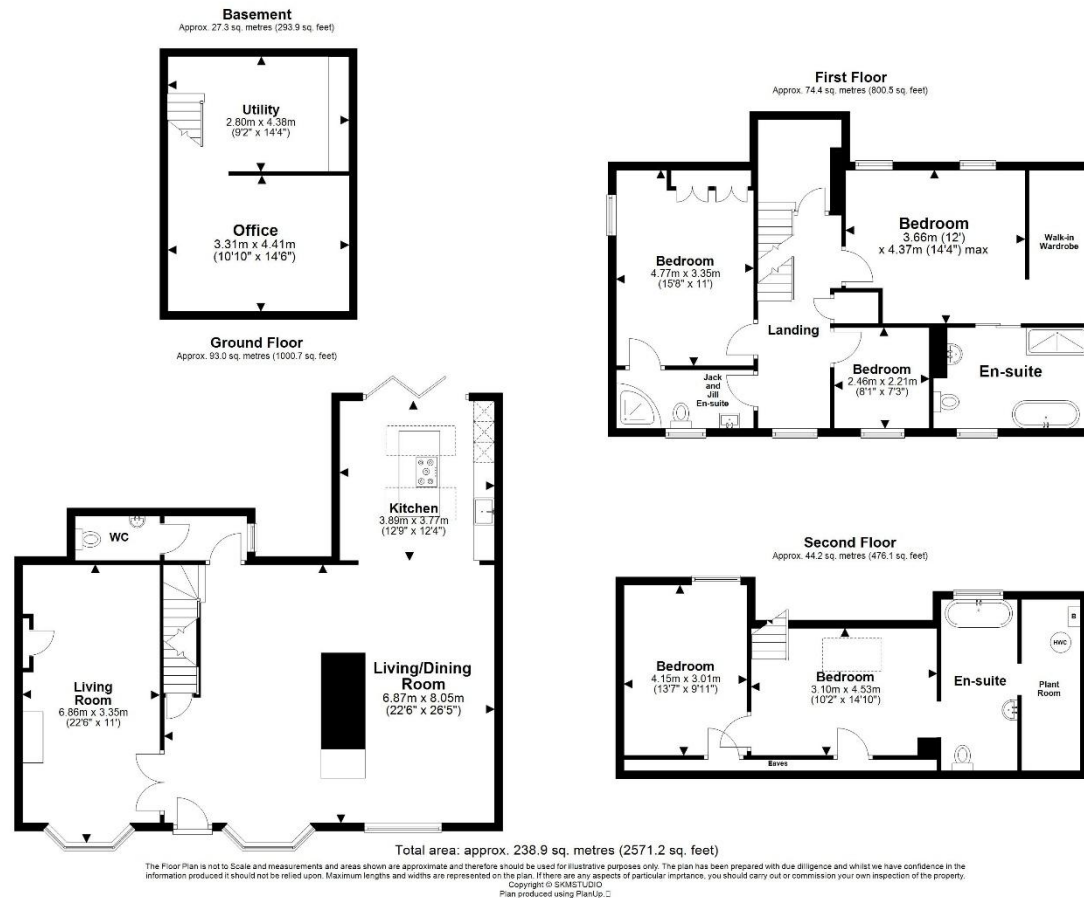
Outside, there is a spacious driveway provides ample parking for several vehicles and access to the rear garden. Large paved patio for entertaining, extending to a decked patio and a large lawn.

Aston Clinton offers an excellent location for families with shops, post office, pubs and restaurants all within short walking distance, along with Aston Clinton Primary School. The property falls in the catchment of the highly sought after Grammar Schools of Aylesbury and a regular bus service runs to and from Aylesbury. Aston Clinton Park is excellent for dog walks and has a children's play area, allotments and five a side football pitch, further emphasising what an excellent location this is.....there's even a doctors surgery, pharmacy and dentist in the village. There are several excellent golf courses a short drive away including Chiltern Forest a little over a mile away. There is a regular bus service through the village linking Aylesbury to Watford and the A41 dual carriageway is easily accessible giving convenient access to the M25 (jtn 20) in 15 mins or so, making the journey to Heathrow and other London airports quite simple. There are train stations at Tring (serving London Euston) and nearby Wendover and Aylesbury (Marylebone).









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EPC rating – C Council Tax Band - E

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.



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