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Aston Clinton

PRICE GUIDE £775,000



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Aston Clinton

PRICE GUIDE

£775,000

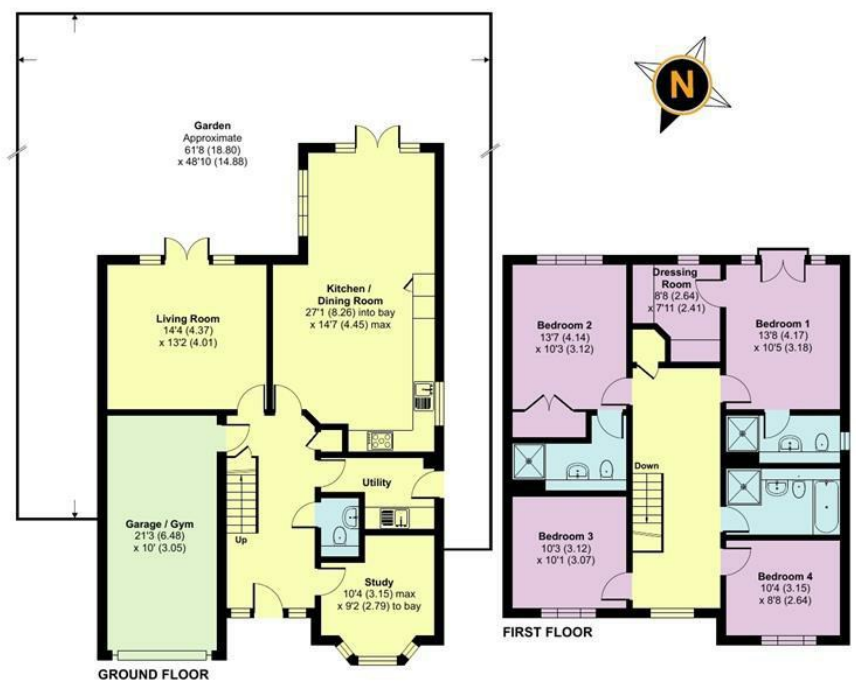
A stunning family home in excess of 2000 sq ft which is offered for sale in show home condition including a large eat in kitchen/living/dining room, two further reception rooms, 4 double bedrooms, 2 of which are ensuite and a family bathroom. A good size Southerly facing rear garden, driveway and garage.



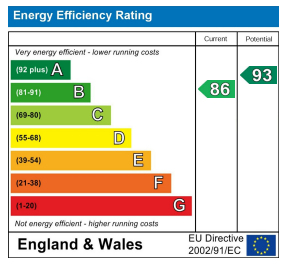
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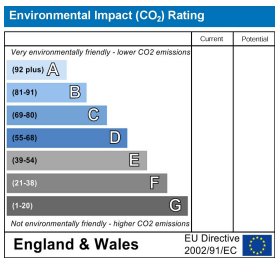
Hammond Street, Aston Clinton, HP22

Approximate Area = 1847 sq ft / 171.5 sq m
Garage = 213 sq ft / 19.7 sq m
Total = 2060 sq ft / 191.2 sq m
For identification only - Not to scale









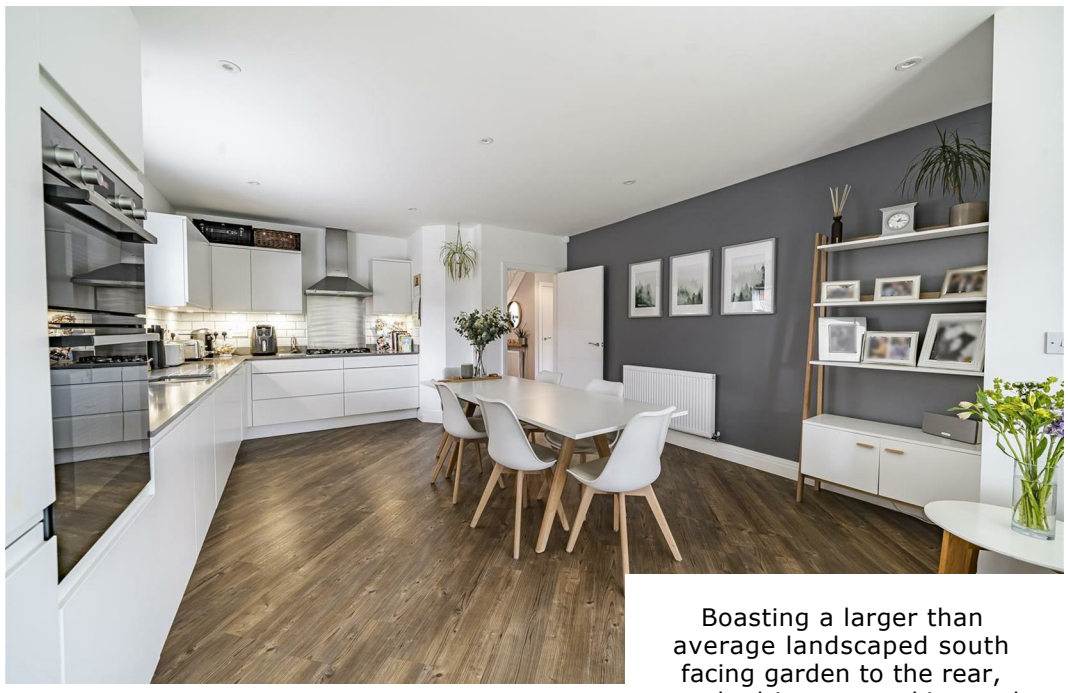
RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sterling Homes. REF: 1103791

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Boasting a larger than average landscaped south facing garden to the rear, ample driveway parking and garage to the front and ensuite & dressing room to the principal bedroom.





Ground Floor
Approaching the house you'll find level access leading to a spacious entrance hall welcoming you into the property with stairs rising to the first floor and courtesy door to the integral garage. All doors on the ground floor are overwide providing easy wheelchair access. To the left hand side a door opens to a dining room which can also be used as a home office or downstairs bedroom with a bay window to the front. Moving through the reception hall is a door opening to the cloakroom, while doors directly ahead of you open to the dedicated living room with French doors opening to the rear garden. The magnificent open plan kitchen/dining/family room overlooks the landscaped rear gardens and is fitted with a high quality range of base and eye level units and a number of integrated appliances. There is also a dedicated utility room which also has a door opening to the side garden area.

First Floor
A large, light and airy galleried landing has doors opening to all four double bedrooms with two overlooking the front and two overlooking the rear. The family bathroom is fitted with a luxuriously appointed four piece suite which has separate bath and shower cubicle. The principal bedroom boasts both an ensuite shower room, dressing room and Juliette balcony giving wonderful views towards the Chilterns. The guest bedroom also boasts an ensuite bathroom.

Outside
To the front of the property there is a block paved driveway which provides parking for several cars. A small lawned garden area has a flagstone pathway leading to a pedestrian gate which opens to the rear garden. The rear garden has a hard standing area to both sides, one of which houses the timber framed garden outbuilding with a second storage space to the other side aspect. The rear garden has been landscaped with areas railway sleeper borders with mature planting and several specimen trees to the rear boundary. Mainly laid to lawn there is a flagstone patio area directly to the rear of the house leading to a large patio area to one corner of the garden.

The Location
Aston Clinton is set within picturesque countryside at the foot of the Chiltern Hills. The spiritual home of Aston Martin, this popular village has four public houses, a tennis club, health and fitness club and a variety of other amenities, together with charming country pubs and restaurants nearby. Less than four miles away in Aylesbury you'll find a Waitrose store for your everyday shopping needs, together with The Waterside Theatre, an Odeon Cinema and an array of high street brands at Aylesbury Friars Square Shopping Centre. The characterful towns of Wendover and Tring also offer a wide choice of retail and recreational pursuits.

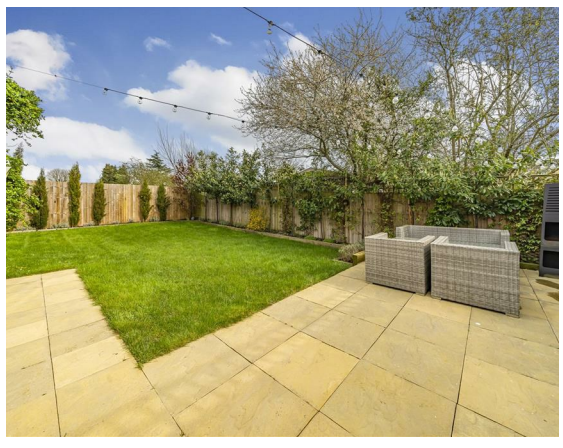
Leisure Pursuits
For family fun, Go Ape Wendover is full of award-winning outdoor adventure activities and breath taking scenery. You can splash out at Aqua Vale Swimming & Fitness Centre and discover the exciting facilities of Vale Park Aylesbury. For more peaceful surroundings, visit the country house retreat of Waddesdon Manor or play a relaxing round on the stunning 18-hole course at Chiltern Forest Golf Club, set in an area of outstanding natural beauty.

Transport Links
Aston Clinton is a haven for commuters thanks to its close proximity to major rail and road links. The nearest station is just under three miles away at Stoke Mandeville, or Wendover four miles away, both on the Chiltern Line, while Tring Station is some six miles from the village on the Birmingham New Street Line. Stoke Mandeville runs direct trains to London Marylebone in under an hour and the Tring to London Euston journey is approximately 35 minutes. Nearby London Road leads to the A41, which runs between Tring and Aylesbury, connecting directly with the M25 at junction 20 and M1, junction 8 in Hemel Hempstead. Regular bus services to Aylesbury, Tring, Hemel Hempstead and Berkhamsted are available from London Road too. The international gateway of London Luton Airport is only a 21-mile drive away whilst Heathrow Airport is within a 32-mile drive, making Hammond Street a highly desirable destination both for business and leisure.

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 principle.
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.
Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.







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