



Weston Road  
Aston Clinton | Buckinghamshire | HP22 5EP



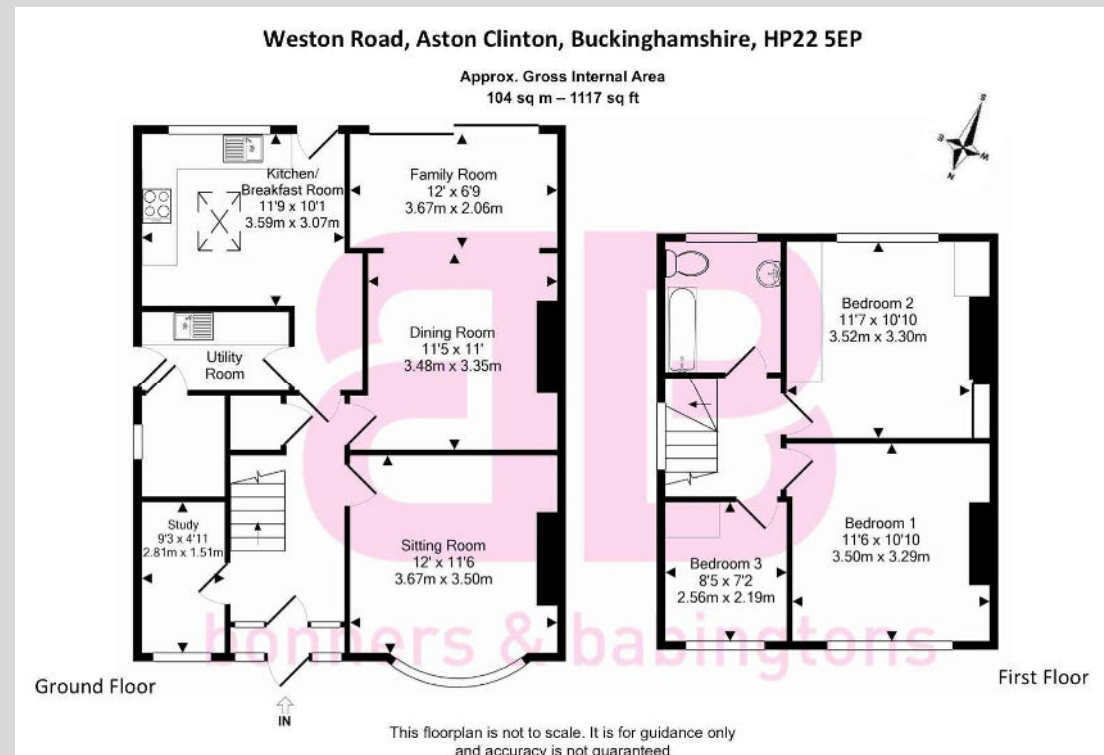
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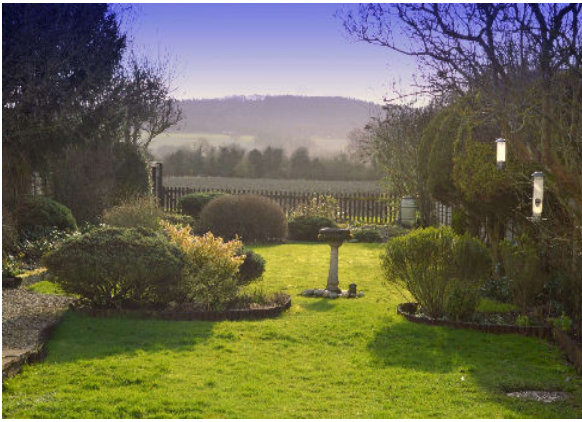
A 3 bedroom semi detached home that has been thoughtfully extended by the owners. Glorious views over fields and open countryside to the rear.

VIEWING HIGHLY RECOMMENDED



- 3 Bedroom Extended Semi Detached
- Large Family Room/Dining Room
- Kitchen/Breakfast Room
- Utility
- Study
- Good Decorative Order
- Gas Central Heating
- Double Glazing
- Large South Facing Garden
- Wonderful Views to Rear





The property is set back and accessed via a private road. It has been extended over the years and offers spacious accommodation. The large family room/dining has large sliding doors directly onto the garden. A recently fitted kitchen is also large enough for a table and chairs. Downstairs accommodation is completed by a utility room, living room with open fire and study. Upstairs there is a fitted master bedroom, a further double bedroom, a single bedroom and a bathroom. The property is nicely carpeted and benefits from gas central heating and double glazing. At the front of the property there is off street parking supplemented by easy parking on the private road. To the rear there is a magnificent 120' south facing garden which leads directly onto open fields with hills in the distance. Shed and various patioed areas.

Aston Clinton is a much sought after village in the county of Buckinghamshire. It boasts local shops, schools and public houses as well as numerous amenities including, Doctors Surgery, Dentist, Hotel & Inn, Restaurants, Veterinary Surgery & Kennels and Churches. The village caters for cricket, football, tennis and bowls among other sports and there are numerous golf courses nearby.

Dog lovers enjoy the many inspiring walks that are easily reachable.

Buckinghamshire is renowned for its schooling with the property being in the catchment area for Aston Clinton combined school, the grammar schools in Aylesbury and the popular John Colet Upper School in Wendover. In the independent sector are Berkhamsted Collegiate, Tring Arts Educational School and Stowe School. Three miles distant is Tring from where trains reach London Euston in 40 minutes. Aylesbury & Wendover are both 4 miles distant with a main line train service running to Marylebone (45-50 minutes) Bus links to all towns.

**Services:** Electricity, Water, Gas, Drainage

**Heating:** Gas Central Heating

**Tenure:** Freehold

**EPC summary:** EERC (70/81) EIRC (69/79)

**Local Authority:** Aylesbury Vale District Council

**Council Tax:** Band D

**Directions :** From Wendover, take the B4009 towards Aylesbury. Continue until reaching the roundabout for Weston Turville where you should turn right onto Marroway. Continue through Weston Turville towards Aston Clinton where the road becomes Weston Road. The property can be found on the right hand side, set back and accessed via a private road to the front.

**Postcode** for sat nav is HP22 5EP

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



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