



Pfullmann Street, Aston Clinton - HP22  
£975,000

 **TIM RUSS**  
& Company





- Substantial detached family home offering approx. 2,669 sq. ft of accommodation, arranged over three floors plus a separate garage/home cinema
- Impressive open-plan kitchen / living / dining space
- Separate versatile formal living/dining room providing flexible reception space
- Five well-proportioned bedrooms
- Three bath/shower rooms plus ground floor cloakroom
- Versatile first-floor layout
- Detached double garage currently arranged as a home cinema
- Utility room and practical storage throughout
- Sought-after Aston Clinton village location

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

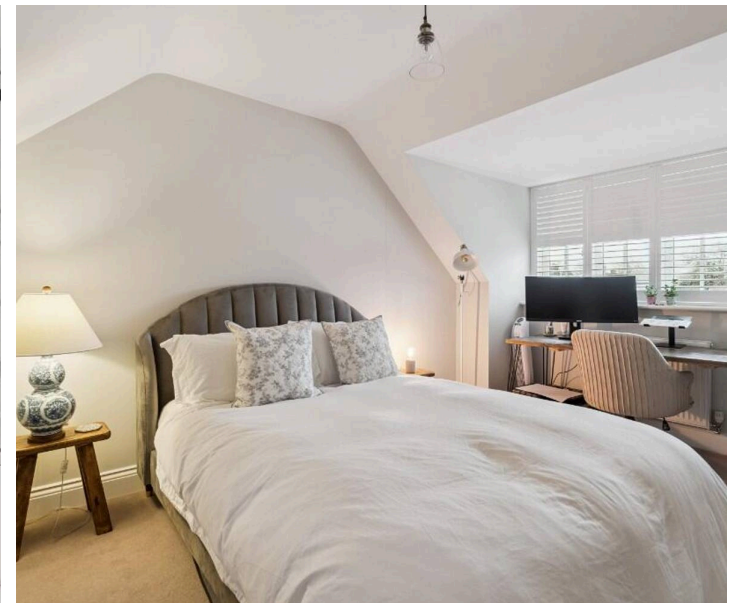
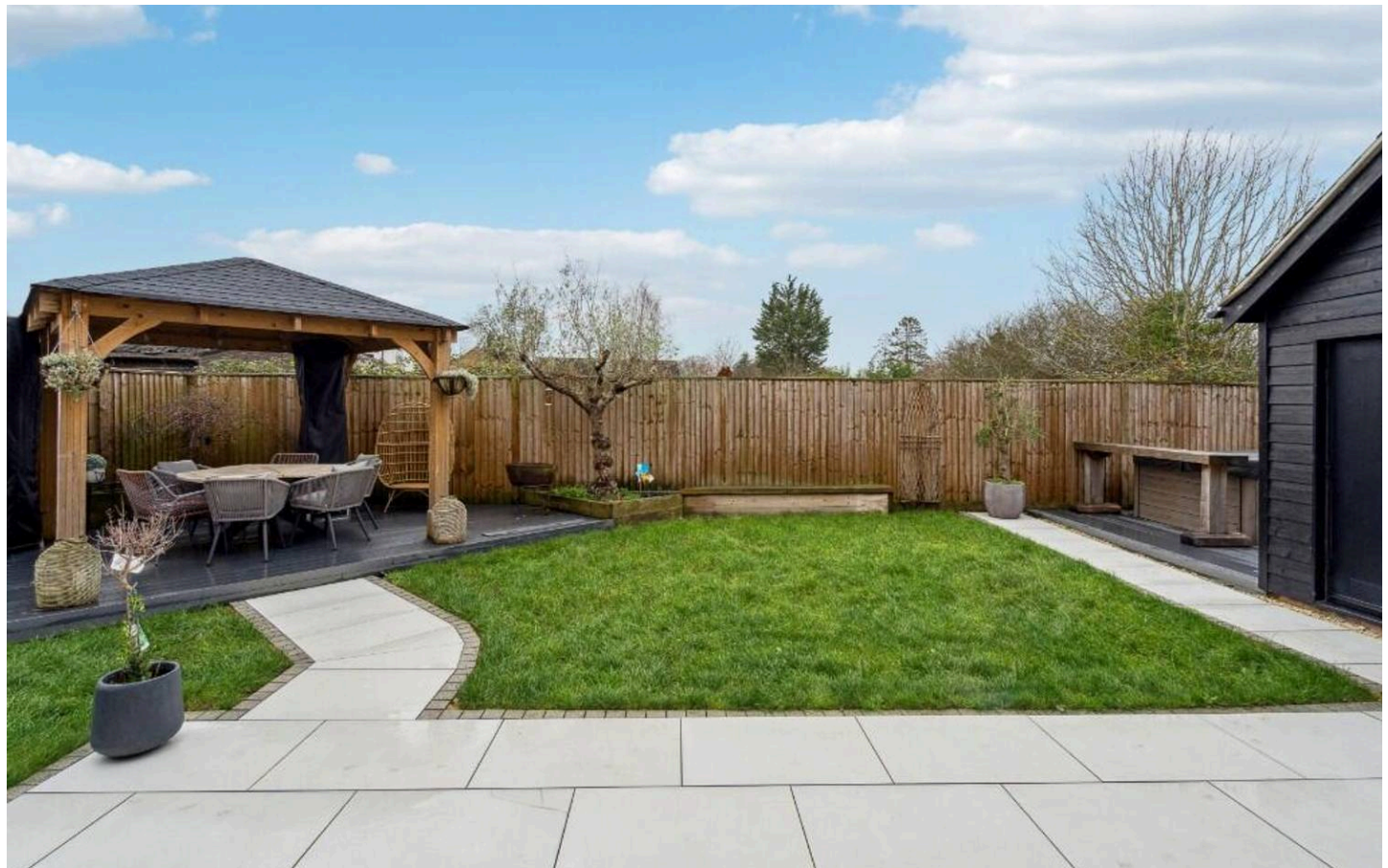
EPC Environmental Impact Rating: B

Aston Clinton is situated within the triangle of Wendover, Tring and Aylesbury with their interesting mix of restaurants, shops and amenities. This popular village has a local shop, post office, churches, doctor's surgery and a choice of public houses and restaurants, an extensive park, large children's playground and sports facilities. Schooling is excellent. There is a highly regarded primary school in the village, grammar schools in Aylesbury and the John Colet in Wendover. There is also a good selection of private schools in the area. For travel to London there are mainline stations in Wendover with its regular service into London Marylebone (c50 minutes) and Tring - London Euston (c35minutes) whilst access to the M25 can be found via the A41(M) or alternatively the M40 at Beaconsfield or Bicester. Nearby are some lovely rural walks, bridle paths and cycling routes with Coombe Hill, Wendover Woods and the disused arm of the Grand Union Canal nearby.





This substantial five-bedroom detached residence presents an exceptional opportunity for families seeking space, flexibility, and contemporary luxury in the heart of Aston Clinton village. Arranged over three thoughtfully designed floors and offering approximately 2,669 sq. ft of accommodation, the home is finished to a high specification throughout. The centrepiece is a stunning open-plan kitchen, living and dining space, seamlessly connected by bi-fold doors to the outdoors, creating a perfect environment for entertaining and everyday living. In addition to the formal living/dining room, the property also benefits from a further reception room, offering a highly versatile space ideal for a home office, playroom, snug or additional sitting room, adapting effortlessly to the needs of modern family life. The first floor's adaptable layout is well suited for home working or accommodating visitors, while the five well-proportioned bedrooms include a generous principal suite on the second floor with a luxurious en-suite bathroom. Three further bath/shower rooms and a ground floor cloakroom ensure comfort and convenience for family and visitors alike. Practical touches such as a utility room, storage, and the convenience of an EV charging point enhance daily life, while the detached double garage—currently arranged as a stylish home cinema/gym—offers further flexibility to suit your lifestyle needs. The private, landscaped rear garden is a true highlight, perfectly designed for outdoor dining, family gatherings, and relaxation. Mature planting and thoughtfully arranged borders create a serene atmosphere and a sense of seclusion, while multiple decking areas, including one that wraps around the side of the garage, provide versatile spaces for al fresco meals, entertaining, or simply enjoying the outdoors. The garden is easily accessed via bi-fold doors from the kitchen/living space, inviting the outdoors in and making the most of the property's seamless flow between inside and out. To the front, the property features a well-maintained lawn and an attractive patioed walkway leading to the entrance, complemented by ample driveway parking in addition to the detached double garage.



Approximate Gross Internal Area  
 Ground Floor = 88.5 sq m / 953 sq ft  
 First Floor = 86.1 sq m / 927 sq ft  
 Second Floor = 37.4 sq m / 402 sq ft  
 (Including Eaves)  
 Garage / Home Cinema = 36 sq m / 387 sq ft  
 Total = 248.0 sq m / 2,669 sq ft

Reduced headroom below 1.5m / 5'0"



# Tim Russ and Company

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By law we must verify every seller and buyer for anti-money laundering purposes.  
 Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.  
 For more information please visit our website.



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