



Brook Street, Aston Clinton

Offers Over £820,000

**TR** TIM RUSS  
& Company



## Brook Street

### Aston Clinton

- Stunning Victorian Home
- Three/Four Reception Rooms
- Fitted Kitchen/Diner - Intergrated Appliances
- Four Double Bedrooms
- Main Bedroom - Dressing Room and Ensuite
- Enclosed Rear Garden
- Den/Home Office/Cinema Room
- Parking for Several Cars

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.

# Brook Street

## Aston Clinton

A beautifully presented four bedroom family home dating back to the 1890's, offering a wealth of character with a superb contemporary kitchen/dining room, a good sized garden and large home office/studio.

Nestled in a desirable neighbourhood, this 4-bedroom link-detached Victorian property boasts elegance and charm. Beyond the inviting facade lies a well-designed interior featuring three/four reception rooms, a fitted kitchen/diner with integrated appliances, and four bedrooms. The main bedroom impresses with a dressing room and ensuite, offering a private sanctuary. Additionally, a den/home office/cinema room caters to various needs, ensuring both comfort and functionality.

This stunning property is situated at the end of a private driveway which serves just a handful of properties and yet is within easy reach of village facilities including the local park, school, pubs and shop. Having been maintained and extended to an exceptionally high standard, this light and spacious property offers superb family accommodation which must be viewed to be appreciated. The property has been restored to incorporate many original Victorian features to include cast iron radiators and exposed beams, whilst the large kitchen/dining room to the rear is of a high quality contemporary design providing the best of both worlds.

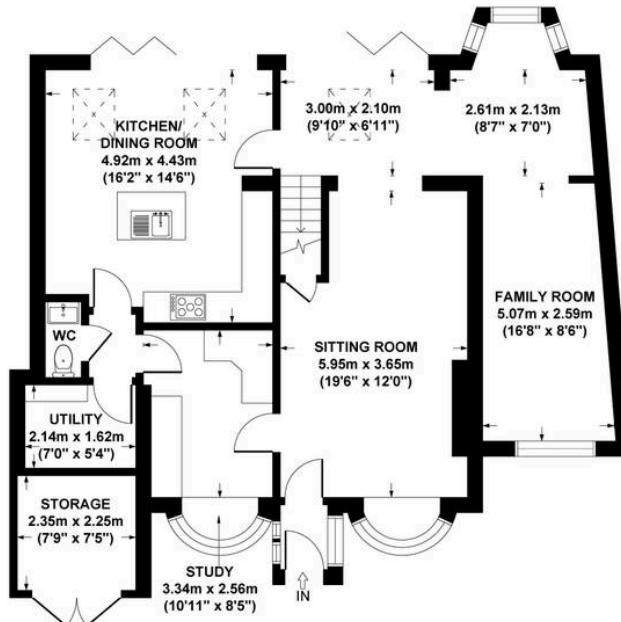
Council Tax band: F

Tenure: Freehold

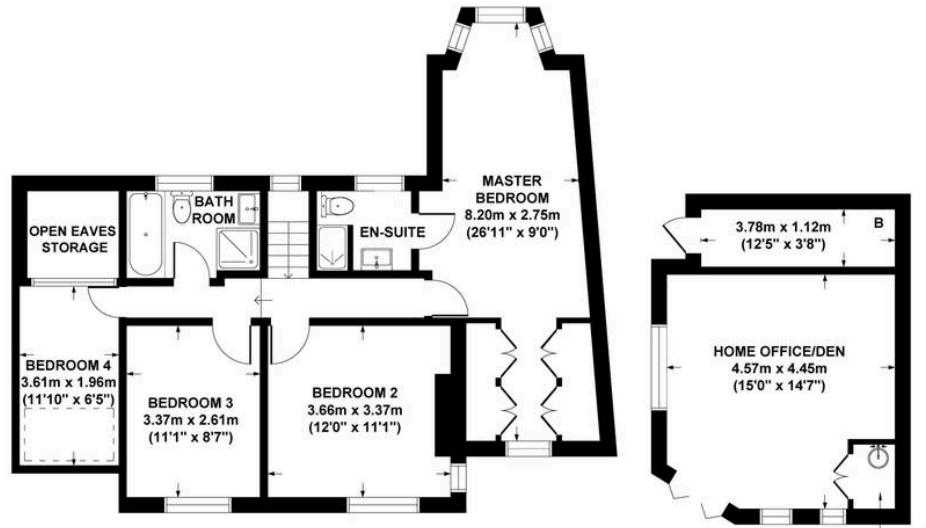
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 95 SQ M / 1026 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 66 SQ M / 706 SQ FT

OUTBUILDING  
GROSS INTERNAL  
FLOOR AREA 25 SQ M / 264 SQ FT

**BROOK STREET, ASTON CLINTON , HP22 5ET**  
**APPROX. GROSS INTERNAL FLOOR AREA 161 SQ M / 1732 SQ FT**  
**(EXCLUDING OUTBUILDING)**

FLOOR PLAN IDENTIFICATION PURPOSES ONLY -NOT TO SCALE

## 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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