



Barker Lane, Aston Clinton

Offers Over £600,000

 **TIM RUSS**
& Company



- Modern fitted kitchen with ample storage and workspace
- Conveniently located for local amenities, reputable schools and excellent transport links including easy access to Aylesbury and Tring
- Generous living room ideal for relaxing and entertaining
- Excellent commuter links with easy access to Tring mainline station (London Euston) and the A41
- Separate ground floor cloakroom
- Converted home office
- Three Bedroom Detached House
- Beautifully landscaped rear garden designed for low maintenance and outdoor entertaining
- Fully boarded loft

-
- Council Tax band: E
 - Tenure: Freehold
 - EPC Energy Efficiency 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.





Nestled on the highly sought-after Barker Lane in the heart of Aston Clinton, this impressive three bedroom detached house offers a wonderful blend of modern comfort and convenient living. The property welcomes you with a spacious hallway that leads to a generous living room, ideal for both relaxing evenings and entertaining guests. The modern, open plan kitchen and dining area is fitted with ample storage and workspace, making it perfect for family meals or hosting friends. A separate ground floor cloakroom adds practicality, while the converted home office provides a versatile space that could be used for remote working, a gym or playroom. Upstairs, the well-proportioned bedrooms offer flexible living arrangements, with the principal bedroom featuring a stylish en-suite shower room for added privacy and comfort. The property is ideally positioned for families, being close to reputable local schools and a variety of amenities. Excellent commuter links are also within easy reach, including Tring mainline station (providing direct services to London Euston), the A41, and routes to both Aylesbury and Tring.

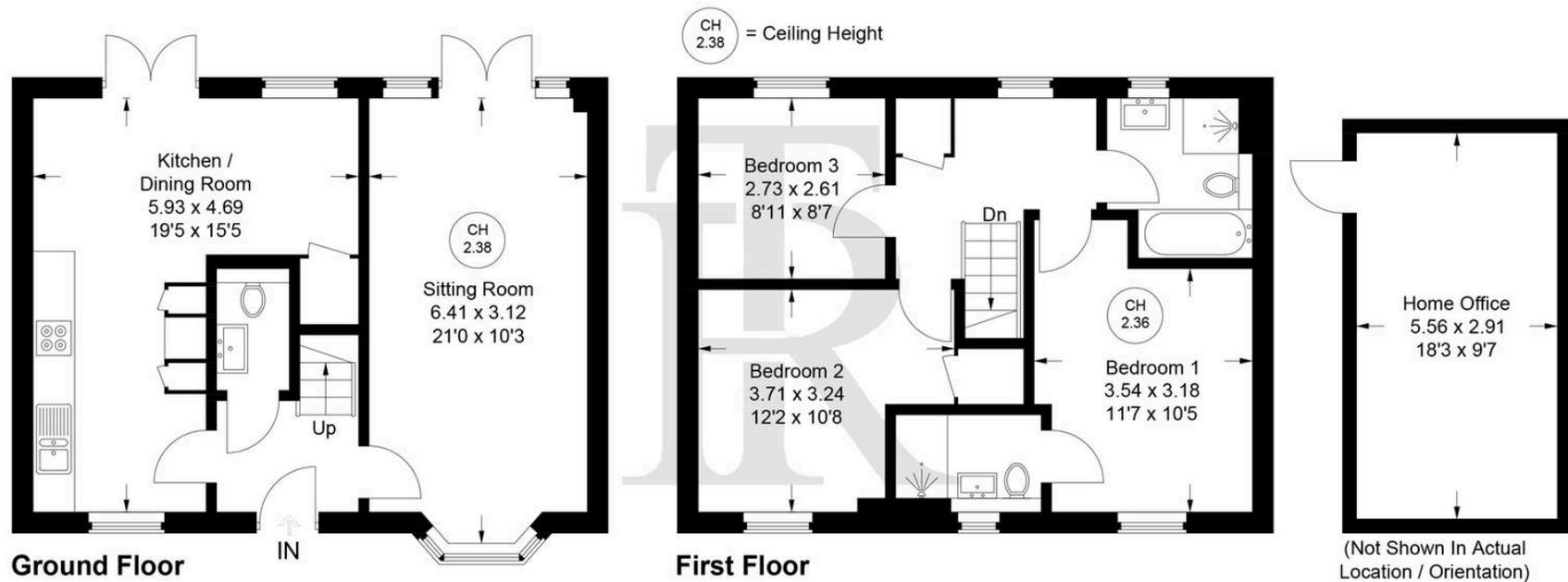
The outside space has been thoughtfully designed to complement the home's interior, offering a beautifully landscaped rear garden that is both low maintenance and perfect for outdoor entertaining. The garden features a combination of lawn, patio and decking areas, providing plenty of room for al fresco dining, summer barbeques or simply relaxing in the sunshine. Mature planting and well-chosen shrubs add year-round interest and privacy, while secure fencing ensures a safe environment for children and pets. The property also benefits from a private driveway with ample parking for multiple vehicles and a side access gate for convenience. Whether you are looking to enjoy peaceful mornings with a coffee outdoors or entertaining friends and family in a stylish setting, this garden provides the perfect backdrop. The combination of an attractive exterior, practical layout and prime location makes this detached house on Barker Lane a superb choice for those seeking a quality home in Aston Clinton.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B





Barker Lane, HP22 5

Approximate Gross Internal Area
 Ground Floor = 48.8 sq m / 525 sq ft
 First Floor = 47.6 sq m / 512 sq ft
 Home Office = 16.1 sq m / 173 sq ft
 Total = 112.5 sq m / 1210 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

Tim Russ & Co, 4 Chiltern Court Back Street - HP22 6EP

01296 621177 • wendover@timruss.co.uk • timruss.co.uk/

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 £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.