



Hammond Street, Aston Clinton
£825,000





- Attractive and well-appointed five-bedroom detached family residence
- Sought-after position within the development backing onto open fields
- Immaculately presented throughout with a turnkey finish
- Ideally located within walking distance of village amenities and with excellent access to the A41
- Driveway parking and double garage
- Stunning open-plan kitchen/breakfast room space
- Separate formal dining room ideal for entertaining
- Substantial detached home offering over 2,100 sq. ft of accommodation
- Impressive principal suite occupying the entire second floor, complete with en-suite and dressing space

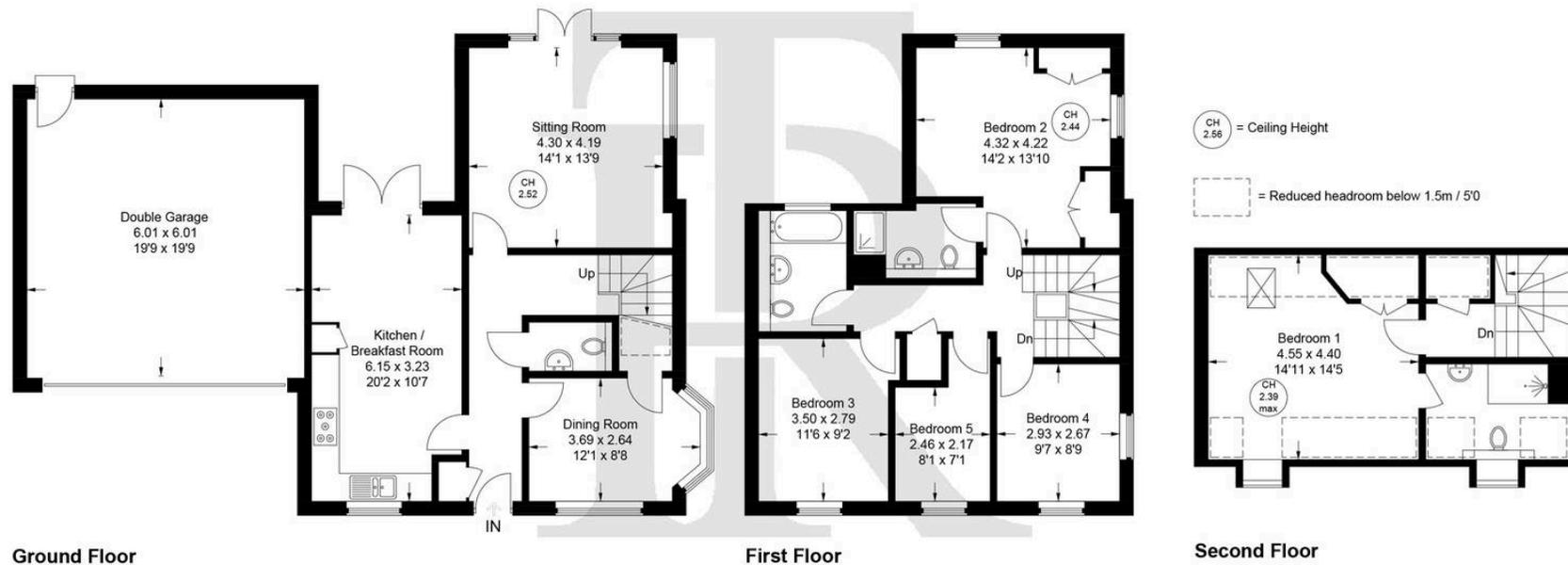
-
- Council Tax band: G
 - Tenure: Freehold
 - EPC Energy Efficiency Rating: B

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 and Wendover Woods.



down slightly This attractive and immaculately presented five-bedroom detached family residence is set on a highly sought-after residential road in Aston Clinton, offering over 2,100 sq. ft of versatile accommodation arranged across three well-planned floors. The property impresses from the outset with its welcoming entrance hall, leading through to a spacious and beautifully appointed open-plan kitchen and breakfast room – the true heart of the home – which enjoys a bright dual-aspect outlook and provides an ideal space for relaxed family living. A separate formal dining room offers an elegant setting for entertaining, while the generous dual-aspect living room is bathed in natural light and provides a tranquil retreat with pleasant views over the garden. The ground floor also benefits from a practical cloakroom and useful storage. Upstairs, the flexible bedroom layout is ideal for modern family life, with well-proportioned rooms that can easily be adapted as a home office, nursery or guest accommodation. Several rooms enjoy pleasant dual-aspect outlooks, enhancing the sense of space and light. The principal suite occupies the entire second floor, creating a private sanctuary complete with a luxurious en-suite and dedicated dressing space. Further benefits include a high-quality family bathroom, an en-suite to the guest bedroom, and a layout that provides a natural separation between living and sleeping areas. The property is within walking distance of village amenities and offers excellent access to the A41 for commuters, while driveway parking and a substantial double garage add excellent practicality. Outside, the property enjoys a private rear garden with a peaceful outlook backing directly onto open countryside and fields, offering a wonderful sense of seclusion and far-reaching views. The garden is mainly laid to lawn and complemented by a spacious patio area ideal for alfresco dining and entertaining. Mature planting and established borders create a tranquil setting, while the generous plot provides ample space for children's play or gardening. The double garage offers secure storage for vehicles or equipment, and the driveway provides parking for multiple cars, with convenient side access leading to the rear garden.





Hammond Street, HP22 0

Approximate Gross Internal Area
 Ground Floor = 64.8 sq m / 697 sq ft
 First Floor = 63.4 sq m / 682 sq ft
 Second Floor = 34.3 sq m / 369 sq ft
 Garage = 36.1 sq m / 388 sq ft
 Total = 198.6 sq m / 2136 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.