

4 Bedroom Detached

COMPLETELY REFURBISHED

1 Cosy Corner Aston Clinton
Buckinghamshire HP22 5EQ



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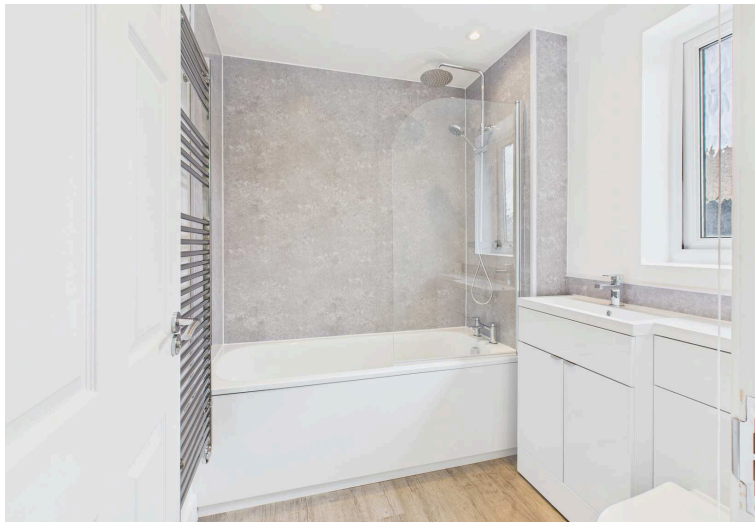
LOCATION

Nestled between the charming market towns of Tring and Wendover, the historic village of Aston Clinton lies at the foot of the scenic Chiltern Hills. This picturesque setting offers a wonderful balance of countryside beauty and everyday convenience. Residents enjoy a range of local amenities, including traditional country pubs, restaurants, and village shops, while more

THIS HOME FEATURES

ASTON CLINTON
COMPLETELY REFURBISHED
DETACHED
FOUR BEDROOMS
THREE RECEPTIONS
GARAGE
DRIVEWAY
EASY ACCESS TO THE A41
VILLAGE LOCATION
NO UPPER CHAIN

extensive shopping options can be found nearby in Tring and Aylesbury. Surrounded by stunning landscapes, including the nearby Wendover Woods, the Grand Union Canal, and miles of countryside walks, Aston Clinton truly reflects its setting within an Area of Outstanding Natural Beauty.



We Sold It are delighted to present this beautifully refurbished four-bedroom detached home, situated in the highly sought-after village of Aston Clinton. Having undergone a complete top-to-bottom renovation, the property offers stylish and contemporary living throughout—making it an ideal choice for families seeking modern comfort with a village lifestyle. The versatile layout includes an entrance hall, a spacious lounge, dining room, modern fitted kitchen, conservatory, and a ground floor cloakroom. Upstairs features four well-proportioned bedrooms and a family bathroom. Outside, the home boasts a generous wraparound rear garden, garage, and driveway parking for up to three vehicles. With excellent transport links, including easy access to the A41 and connections to London, this home perfectly balances rural charm with commuter convenience.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
70-80	C		
59-68	D		
48-54	E		
35-47	F		
20-34	G		

SAMPLE 77 C



VIEWINGS

Strictly by appointment with
WeSoldIt.co.uk

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

THE CONSUMER PROTECTION REGULATIONS 2008 We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

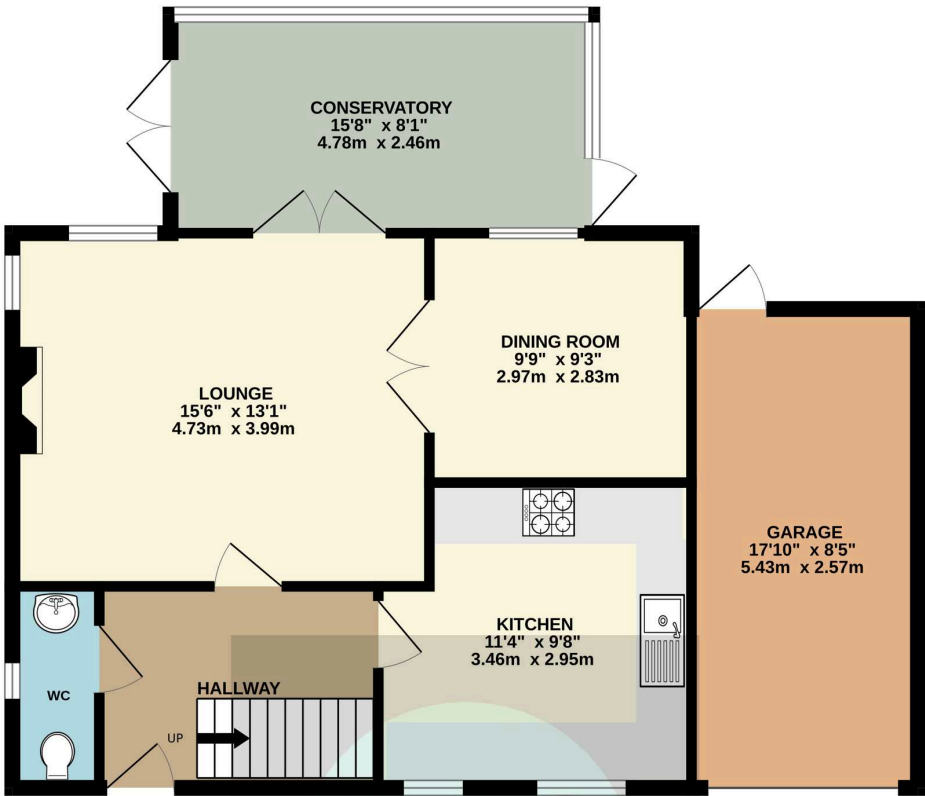
The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.

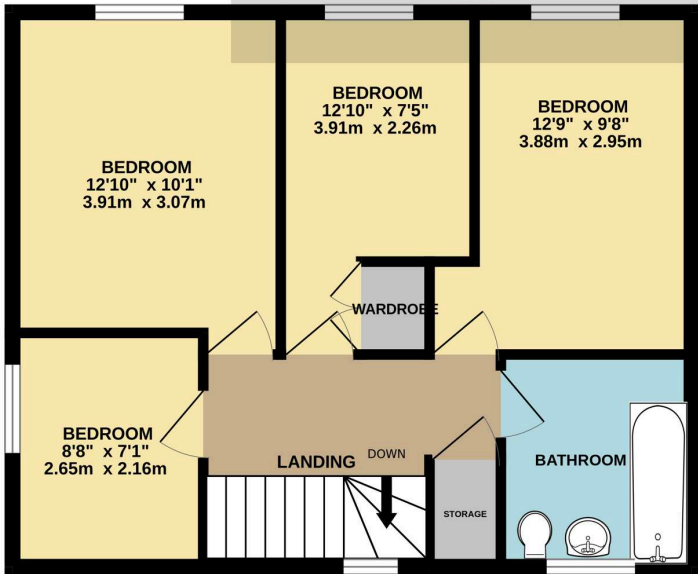


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Floorplan



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1317 sq.ft. (122.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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