



Brook Street | Aston Clinton| Buckinghamshire
| HP22 5ES

 Christopher Pallet
Professional advice since 1973

**27 Brook Street
Aston Clinton
Buckinghamshire
HP22 5ES**

**Guide Price £895,000
Freehold**

A beautifully presented detached family home, nestled within a private, gated cul-de-sac in this desirable development, offering exceptional living spaces and versatile accommodation. Upon entering, the spacious reception hall creates an immediate sense of welcome seamlessly connecting to the thoughtfully designed living areas.

The accommodation comprises; entrance hall, cloakroom, dual aspect sitting room, kitchen/dining room, study/family room. On the first floor three double bedrooms, each with its own ensuite and a dressing room to the principal bedroom. On the second floor, two additional double bedrooms and a shower room provide ample space for family or guests.

Externally, the rear garden features an extensive patio area, perfect for outdoor dining and entertaining, leading to a level lawn and two versatile garden rooms. A single garage, with parking in front and the garden has a brick retaining wall.





This exceptional property combines style, comfort, and functionality in a highly sought-after location, perfect for modern family living.



Popular
Buckinghamshire
village location

On The Ground Floor

Stepping through the front door, you're welcomed into a spacious reception hall. The staircase rises to the first floor, while doors beckon you into various rooms. The sitting room unfolds, flooded natural light pouring through the dual aspect windows and doors. The media wall has a flame effect fire with oak mantel above and inset television recess. Storage cupboards and shelving to both alcoves. The generous kitchen/dining room, where culinary dreams come alive. Quartz worksurfaces, complementing the extensive range of wall and base units, integrated NEFF appliances. Double doors seamlessly merge indoor and outdoor living. A versatile study/family room provides a flexible space to suit your needs, whether it's a home office, playroom, or cosy retreat. The ground floor is completed by a conveniently located cloakroom.

On The First Floor

The landing on the first floor is both spacious and functional, providing access to all bedrooms and the staircase that ascends to the second floor. The principal bedroom is a true retreat, offering ample space and a touch of luxury. A walk-in dressing room leads seamlessly into the indulgent ensuite bathroom, equipped with a walk-in shower, twin wash basins, a sumptuous bath, and a WC—perfect for unwinding in style. Two additional double bedrooms on this floor provide comfort and convenience, each thoughtfully designed with built-in wardrobe space and their own ensuite shower rooms, ensuring privacy and practicality for family or guests.

On The Second Floor

This floor boasts two additional double bedrooms, each featuring eaves storage that adds practicality. Completing this level is a well-appointed three-piece suite, including a sleek shower cubicle, offering convenience and modern comfort.



Outside

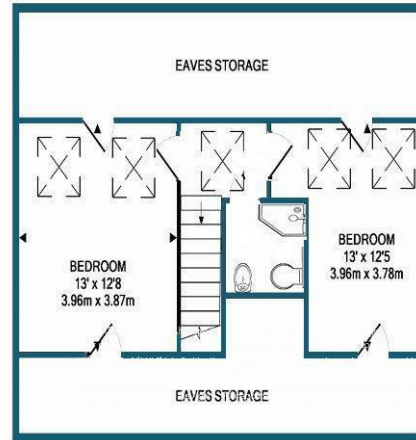
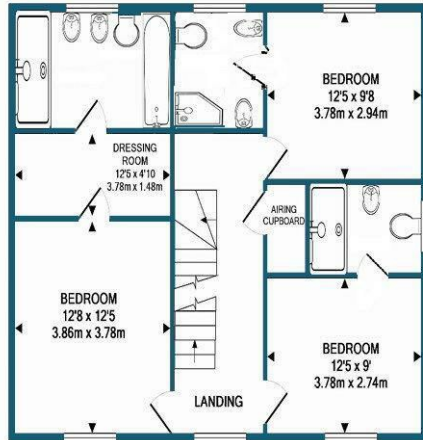
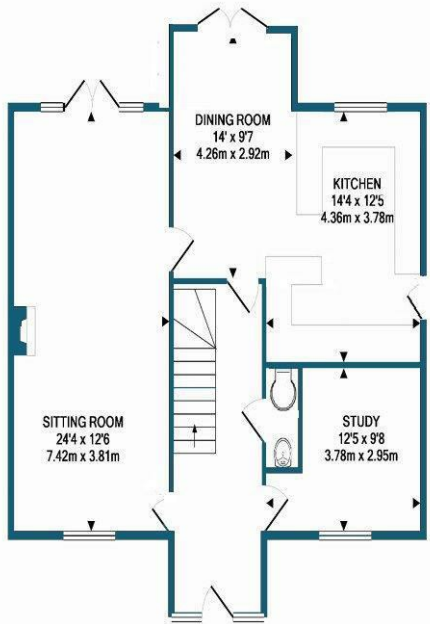
The rear garden is designed with both relaxation and entertainment in mind, featuring a generous paved seating area nestled between two versatile garden rooms. This layout creates an inviting space for hosting gatherings or enjoying outdoor living throughout the year. The level lawn is perfect for play or leisure, while raised beds add a touch of greenery and charm. A rear gate provides convenient access to the garage and parking area. The two garden rooms offer exceptional flexibility, whether as work-from-home offices, an inspiring entertaining space, or a fully equipped home gym, catering to a variety of lifestyle needs. The front garden complements the home's curb appeal, laid to lawn and framed by a classic brick wall along the boundary. A charming gate leads to the front door, adding a welcoming touch to this delightful property.

Aston Clinton is a popular Bucks village with a County Combined school, local shop with Post Office, several Public Houses, doctors and dentist. A wider range of recreational amenities, shopping, Grammar and Secondary schooling available in the County Town of Aylesbury and comprehensive schooling in Tring. Commuter mainline rail links are available at Wendover (approximately 3.5 miles), Chiltern line to Marylebone or Tring station (approximately 3 miles) to Euston. The A41 provides quick and easy access to the M25 and motorway links.

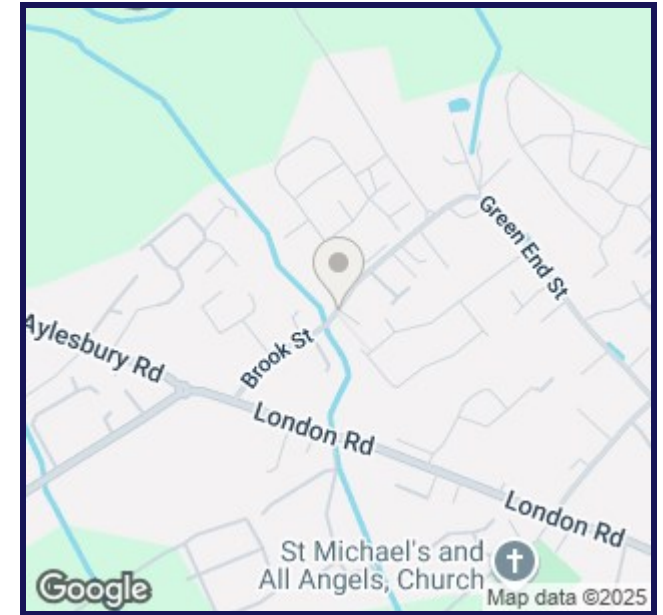
Council tax band G

Directions What3words: ambition.october.threaded






Total Approx. Floor Area 2,367 sq ft / 220 sq m
For illustration purposes only - not to scale



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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