



21 Sawdy Drive

Aston Clinton | Aylesbury || HP22 0AL



Williams
PROPERTIES

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Williams Properties are delighted to welcome to the market this Cala Homes "Pebworth" four bedroom detached house in the village of Aston Clinton. The property benefits from a quiet location and offers a perfect family set up, benefitting from a living room, kitchen/dining/living area, utility, w/c, downstairs office, four double bedrooms, two en suite bathrooms and a separate family bathroom. Outside there is Southern aspect rear garden a garage & driveway parking to the front. Viewing comes highly recommended on this fabulous family home.

£825,000

Aston Clinton

Aston Clinton is a sought after vibrant village in the county of Buckinghamshire. The village boasts a variety of amenities including local shops, schools, public houses, Doctors Surgery, Dentist, Hotel & Inn, Restaurants, Veterinary Surgery and Churches. For sports enthusiasts the village caters for cricket, football, tennis and bowls among others and there are numerous golf courses within the local area. The nearby towns of Aylesbury & Wendover both offer main line train stations running to Marylebone (45-50 minutes), and there are bus links to all towns. The school catchment area for Aston Clinton includes the grammar schools in Aylesbury, the Aston Clinton Combined School, John Colet School in Wendover and the Tring Arts Educational School.

Council Tax

Band G

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hallway

Enter through the front door into this spacious entrance hallway featuring two fitted lights to the ceilings, carpeted flooring, a wall mounted radiator, stairs rising to the first floor and doors to two storage cupboards, the study, downstairs cloakroom, utility, kitchen/diner, living room and integral garage.

Study

This study features carpeted flooring, a bay window to the front aspect, a wall mounted radiator, a fitted light to the ceiling and space for a range of home office furniture.





- Four Bedroom Detached Property
- Study
- Less Than Six Years Old
- Grammar School Catchment
- Two En-suite Bathrooms
- Large Kitchen Diner
- Village Location
- CALA Homes "Pebworth"

Cloakroom

This downstairs cloakroom features spotlights to the ceiling, a hand wash basin with a mixer tap, heated towel rail, wood effect amtico flooring and a low level w/c.

Utility

This downstairs utility is composed of a pendent light to the ceiling, a door to the side of the property, wood effect amtico flooring, an inset sink with a mixer tap and draining board, wall mounted radiator and boiler and space for white goods below the counter.

Kitchen/Diner

This kitchen/diner is fitted with wood effect amtico flooring, spotlights to the ceiling, two wall mounted radiators and a range of wall and base mounted units with upgraded quartz worktops, an inset five ring gas stove, extractor, upgraded Bosch appliances including a double oven, dishwasher and fridge/freezer. There is one and a half sink with a mixer tap, water softener and drinking water tap. Dual aspect windows in the dining area with French doors leading to the garden, space for large dining table set and a range of other furniture.

Living Room

This living room is composed of carpeted flooring, a pendant light to the ceiling, windows and double French doors to the enclosed rear aspect and space for typical lounge furniture.

Landing

Large landing area with with carpet laid to floor, pendent lighting to the ceiling, a window to the front aspect and doors to all four bedrooms and bathroom. Loft access.

Bedroom Four

The fourth bedroom is comprised of a window to the front aspect, a fitted light to the ceiling, carpeted flooring and space for a double bed and other bedroom furniture.

Bedroom Three

The third bedroom features carpeted flooring, window to the front aspect, a wall mounted radiator, fitted light to the ceiling and space for a double bed and other bedroom furniture.



Aston Clinton village offers a great community feel along with local amenities including shops, primary school and secondary school catchments including John Colet Wendover & Aylesbury Grammar Schools. Further to this the village offers sport facilities and regular bus routes to Aylesbury and other surrounding towns and villages.



Bedroom Two & En Suite

The second bedroom features carpeted flooring, a window to the rear aspect, a fitted light to the ceiling, wall mounted radiator, double doors to an inset wardrobe and a door to the en suite shower-room. Space for a double bed and other bedroom furniture.

This en suite bathroom is composed of tiled flooring, spotlights to the ceiling, a heated towel rail, low level w/c, hand wash basin with a mixer tap and an enclosed shower unit.

Master Bedroom, Walk-in-Wardrobe & En Suite

The master bedroom features carpeted flooring, a fitted light to the ceiling, wall mounted radiator, door to the walk-in-wardrobe, windows to the rear aspect and French double doors to the Juliet balcony, door to the en suite shower-room and a door to the walk in wardrobe.

The walk-in-wardrobe features carpeted flooring, a window to the rear aspect, a wall mounted radiator, fitted light to the ceiling and space for wardrobe furniture.

The en suite bathroom features tiled flooring, a frosted window, spotlights to the ceiling, low level w/c, hand wash basin with a mixer tap, a heated towel rail and an enclosed shower unit.

Family Bathroom

Bathroom is fully tiled and comprises a panelled bathtub with shower attachment, low level w/c, hand wash basin unit with storage, heated towel rail and an enclosed double shower cubicle.

Rear Garden

The rear garden benefits from a southerly aspect, with a patio space for a range of garden furniture with grass lawn laid to the remainder. The garden features of variety of mature fruit trees including apples and pear trees. The garden also features a vegetable patch.

Garage & Driveway

Integral garage features power and lighting and has been insulated and plastered, and driveway parking to the front for multiple vehicles.

Buyers Notes

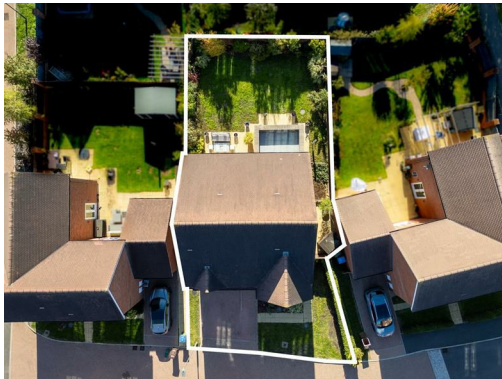
*** Please be advised there is an estate management charge of approximately £388.00 per anum.***

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
[92-95] A			[02-05] A		
[85-91] B			[06-10] B		
[79-84] C			[11-15] C		
[73-78] D			[16-20] D		
[67-72] E			[21-25] E		
[62-66] F			[26-30] F		
[55-61] G			[31-35] G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Williams



Floor 0



Floor 1



Approximate total area⁽¹⁾
 1942 ft²
 180.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.