

Long Plough, Aston Clinton

£725,000

TIM RUSS & Company

- Impressive four/five bedroom detached family home
- Conveniently positioned for Aston Clinton village amenities, reputable schooling and beautiful surrounding countryside
- Versatile study with the option to utilise as a fifth bedroom
- Substantial accommodation extending to approximately 1,992 sq. ft, including garage
- Bright and spacious conservatory providing additional reception space
- Impressive open-plan kitchen/dining/family space, ideal for modern living and entertaining
- Stylishly appointed family bathroom with contemporary fittings and finishes & convenient ground-floor cloakroom/WC
- Generously proportioned principal bedroom benefiting from a private en-suite shower room
- Separate and spacious sitting room, offering a more formal reception space
- Private and enclosed rear garden featuring mature planted borders, established greenery and a high degree of privacy.

- Tenure: Freehold
- Council Tax Band: F
- EPC Rating:

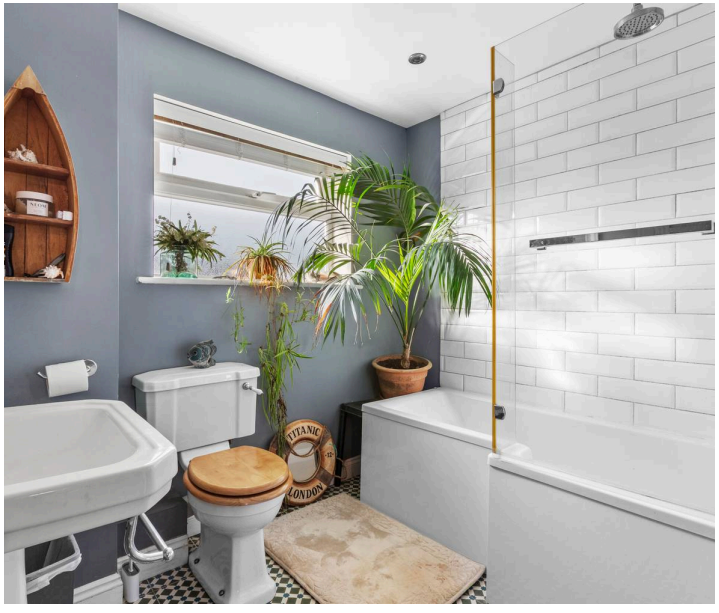
Aston Clinton is situated within the triangle of Wendover, Tring and Aylesbury with their interesting mix of restaurants, shops and amenities. This popular village has a local shop, post office, churches, doctor's surgery and a choice of public houses/restaurants, an extensive park, large children's 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 and Tring - London Euston 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.





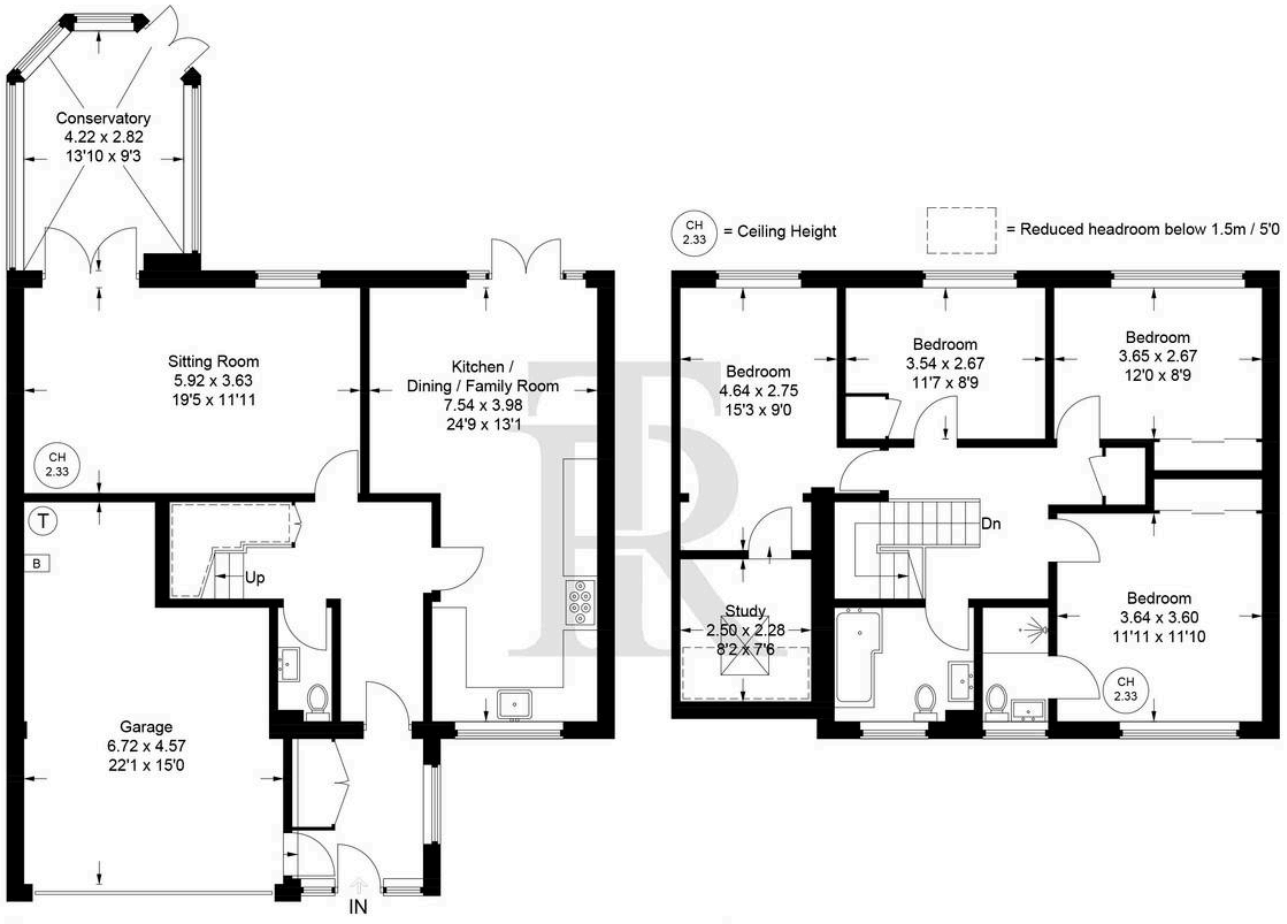








This impressive four/five bedroom detached family home offers substantial and versatile accommodation extending to approximately 1,992 sq. ft, including the double garage. Conveniently positioned for Aston Clinton village amenities, reputable schooling and the surrounding countryside, the property is well suited to growing families, multi-generational living and those seeking flexible home-working arrangements. At the heart of the home is an impressive open-plan kitchen, dining and family space, providing a sociable setting for everyday life and entertaining. The layout brings cooking, dining and relaxation together, while offering room for family members and guests to enjoy the space. A separate, spacious sitting room provides a more formal reception area, ideal for quieter evenings or welcoming visitors. The conservatory adds a further reception space, giving the accommodation flexibility for a range of uses and a convenient ground-floor cloakroom/WC completes the ground-floor facilities. Upstairs, the generously proportioned principal bedroom benefits from a private en-suite shower room, creating a comfortable retreat within the home. Three further bedrooms provide accommodation for family members or guests, a versatile study offers a dedicated place to work from home and could alternatively be utilised as a fifth bedroom, depending on individual requirements. While the stylishly appointed family bathroom features contemporary fittings and finishes. Throughout, the well-balanced layout offers a combination of shared living areas and separate rooms, allowing the property to adapt to changing family needs. With its generous proportions and choice of reception spaces, this is a home designed to support both busy family life and more relaxed occasions. Outside, the property benefits from a private and enclosed rear garden featuring mature planted borders, established greenery and a high degree of privacy and generous off-street parking for multiple vehicles, complemented by a secure double garage. This practical arrangement provides space for household vehicles and visitors, while the garage offers additional secure accommodation for parking or storage, subject to individual needs. The property's position is convenient for enjoying the amenities of Aston Clinton village, with reputable schooling also accessible. Beautiful surrounding countryside adds to the appeal of the location, offering opportunities to enjoy the wider area and its outdoor setting.



Long Plough, HP22 5

Approximate Gross Internal Area
Ground Floor = 108.5 sq m / 1168 sq ft (Including Garage)
First Floor = 76.6 sq m / 824 sq ft
Total = 185.1 sq m / 1992 sq ft

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

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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.

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