



Dean Way, Aston Clinton AYLESBURY HP22 5GB



Nestled in a highly desirable cul-de-sac just moments from the vibrant heart of Aston Clinton, this exceptional detached residence presents an outstanding opportunity for families seeking versatile and spacious accommodation. Lovingly maintained and thoughtfully extended by the current owners, the home offers a welcoming balance of modern comfort and thoughtful design throughout.

Step inside to a broad entrance hall that leads into a bright, generously sized lounge, perfect for relaxing evenings with family. The formal dining room is ideal for entertaining, whilst the separate family room provides flexibility as a playroom, home office, or even a guest bedroom if needed. A convenient cloakroom adds to the practical layout. At the heart of the home, the contemporary kitchen boasts an excellent range of wall and base units, integrated appliances, and a stylish finish-ideal for both everyday living and culinary creativity. Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom benefits from a sleek en-suite shower room, whilst the remaining bedrooms are serviced by a well-appointed family bathroom perfect for a growing family's needs.

Outside

Outside, a generous private rear garden creates a tranquil retreat, featuring a paved patio area that's just made for summer barbecues, gatherings with friends, or peaceful moments of relaxation. To the front, extensive block-paved parking provides ample space for multiple vehicles with a neatly maintained frontage.

Location

Aston Clinton itself offers an enviable lifestyle with a full array of village amenities within easy walking distance, including shops, a post office, pubs, and diverse restaurants. Families will appreciate the proximity to Aston Clinton Primary School as well as the highly regarded Grammar Schools in Aylesbury. The local park, children's play area, and allotments further enhance the community feel, and active lifestyles are well catered for with nearby golf courses, walking routes, and sports facilities. Convenient bus routes serve Aylesbury and Watford, while the A41 delivers swift access to the M25-placing London and airports within easy reach. Train stations at Tring, Wendover, and Aylesbury offer excellent commuting options into the capital. With its combination of flexible living, an enviable location, and a wealth of local amenities, this superb property in Aston Clinton truly must be viewed to be fully appreciated. Contact us today to arrange your personal tour.





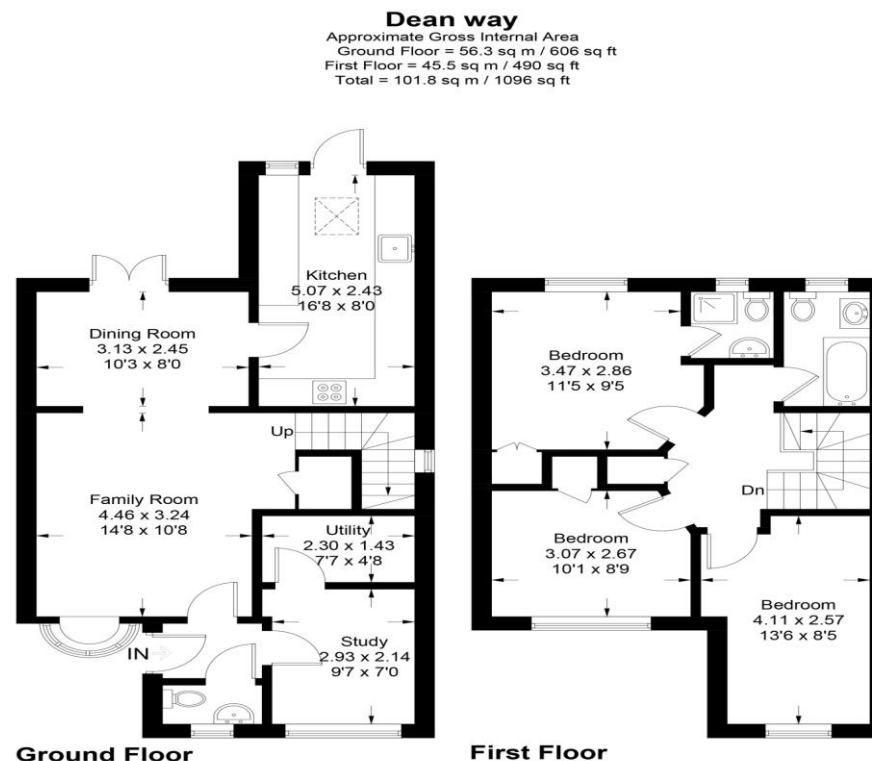
welcome to Dean Way, Aston Clinton AYLESBURY

- Detached
- Three double bedrooms
- Office/play room
- Family bathroom & en-suite
- Rear garden

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£550,000

A stunning, modern detached home, beautifully presented, and close to the village centre, with restaurants, shop, church and school just around the corner.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1337122)

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Property Reference:
TRG109113 - 0002

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