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15 The Burnhams, Aston Clinton, Aylesbury, HP22 5EH

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Guide Price £475,000

- WELL PRESENTED THREE BEDROOM DETACHED FAMILY HOME
- SPACIOUS LOUNGE WITH BAY FRONTED WINDOW
- THREE BEDROOMS INCLUDING TWO DOUBLES WITH BUILT-IN WARDROBES
- ENCLOSED REAR GARDEN WITH PATIO AREA AND SIDE ACCESS
- SOUGHT-AFTER VILLAGE LOCATION NEAR THE CHILTERN HILLS
- TUCKED AWAY ON A PRIVATE ROAD IN ASTON CLINTON
- KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES AND GARDEN ACCESS
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES AND GARAGE WITH ELECTRIC DOOR
- INTERACTIVE VIRTUAL TOUR

Tucked away along a private road within the highly desirable Buckinghamshire village of Aston Clinton, this well-presented three bedroom detached family home offers a wonderful balance of space, comfort, and convenience.

The property is introduced via a welcoming entrance hall, with stairs rising to the first floor, setting the tone for the bright and well-arranged accommodation throughout. The lounge is a particularly inviting space, featuring a bay-fronted window that allows natural light to pour in, creating a warm and airy feel. Double doors lead through to the kitchen/dining room, providing a sociable flow ideal for both everyday living and entertaining.

The kitchen/dining room is well appointed with a range of floor and wall mounted units, complemented by integrated appliances and additional space for freestanding appliances. French doors open directly onto the rear garden, enhancing the sense of space and offering seamless access to outdoor living. A convenient ground floor cloakroom completes this level.

Upstairs, the first floor landing leads to three well-proportioned bedrooms, two of which are generous doubles benefiting from built-in wardrobes. The principal bedroom also enjoys the added luxury of an en-suite shower room, while a modern three-piece family bathroom serves the remaining accommodation.

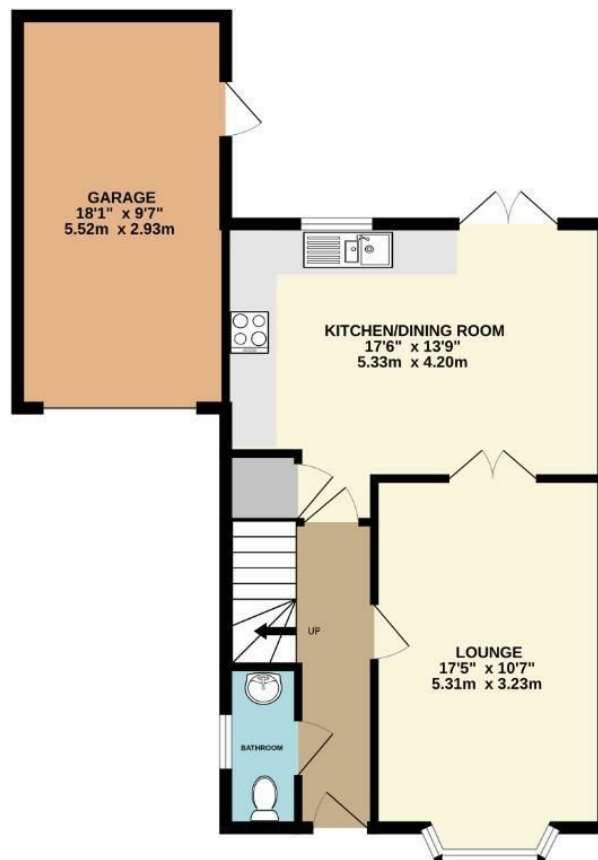
Externally, the property continues to impress with an enclosed rear garden, predominantly laid to lawn and complemented by a patio seating area—ideal for outdoor dining and relaxation. The garden also benefits from side access, leading to both the front of the property and the garage.

To the front, a driveway provides off-road parking for multiple vehicles and leads to the garage, which is fitted with an electric roller door, adding both convenience and security.

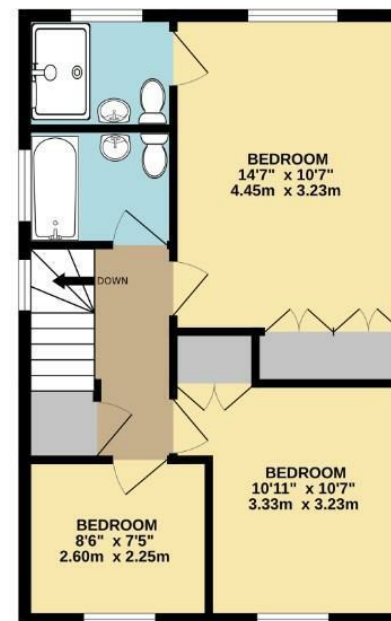
Aston Clinton is a sought-after village, perfectly positioned at the foot of the Chiltern Hills and offering a blend of countryside charm and excellent connectivity. The village benefits from a range of local amenities, including shops, pubs, and well-regarded schools, while nearby transport links provide easy access to Aylesbury, Tring, and beyond.

A fantastic opportunity to acquire a well-maintained family home in a desirable village setting—early viewing is highly recommended.

GROUND FLOOR
668 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 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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