



Phase two at Little Green, Aston Clinton, offers exceptional three and four-bedroom homes, beautifully situated in the Buckinghamshire countryside. The friendly and historic village of Aston Clinton has a primary school, pubs, shops, and a bustling community centre, and is well located with good transport links to London and beyond. All the homes benefit from a high specification including Shaker style kitchens with silestone worktops and upstands, Siemens appliances, Ideal Standard sanitaryware, luxury Italian floor and wall tiles, and well-proportioned gardens.

KEY FEATURES



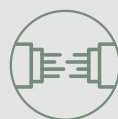
Built
with care



Car charging points



Smart heating
and zoned controls



Wired for
Sky Q



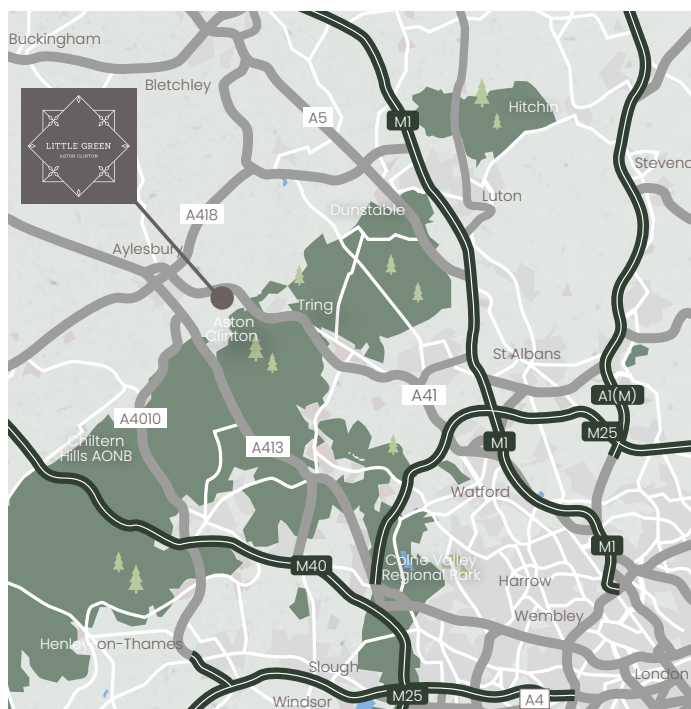
Energy efficient
appliances included



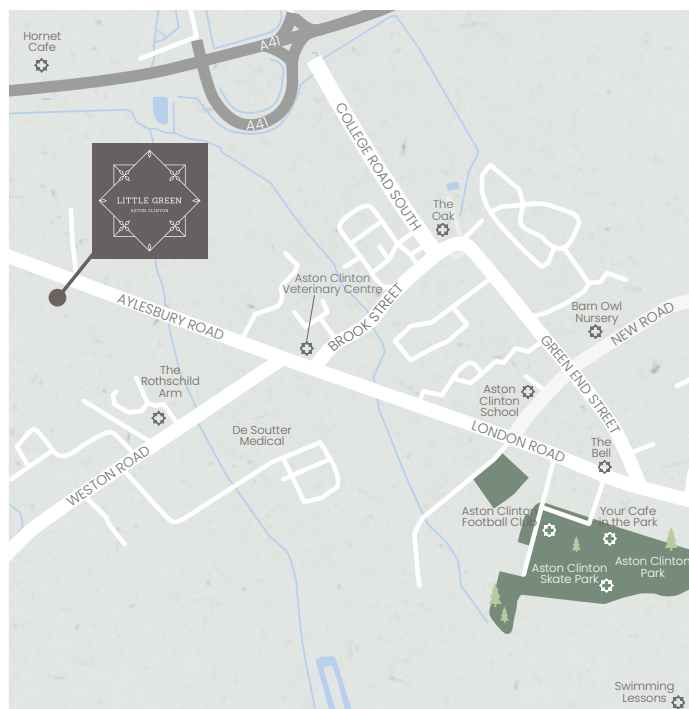
10 year new
home warranty

SHANLY
— HOMES —

WIDER AREA MAP



LOCAL AREA MAP



ESTATE CHARGE:
£299.56 p/a (average)*

MANAGING AGENT:
REMUS MANAGEMENT
LIMITED

TENURE: FREEHOLD

LOCAL AUTHORITY:
BUCKINGHAMSHIRE

BUILDING INSURANCE:
10-year NHBC warranty

EPC RATING: B

COUNCIL TAX BAND:
C, D & G

*SUBJECT TO APARTMENT SQFT. SPEAK TO A SALES CONSULTANT FOR MORE INFORMATION

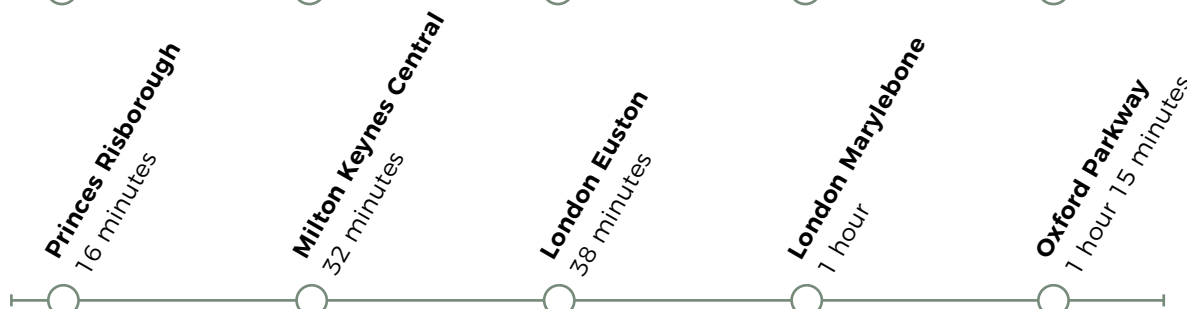
Everything on your doorstep



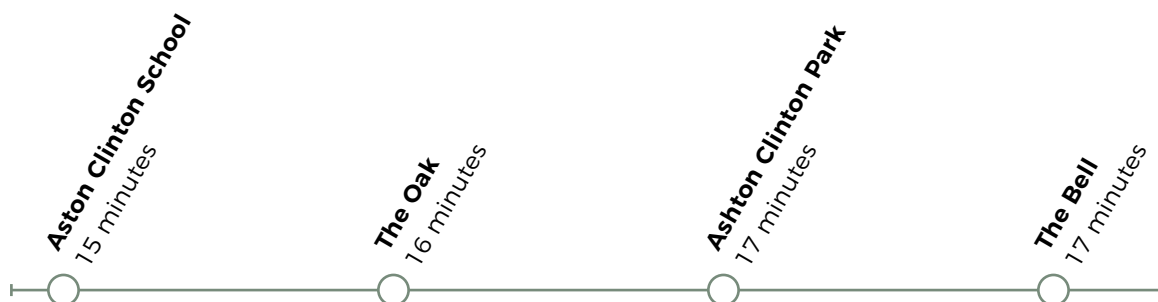
CAR



RAIL



BY FOOT



Supermarkets	Public open space	Gym/leisure	Garage
Lidl 2.6 miles	Aston Clinton Park 0.5 miles	Spirit Health & Fitness 1.3 miles	Shell 0.3 miles
Tesco Superstore 3.7 miles	Wendover Woods 2.4 miles	Pegasus Gym 3.2 miles	Esso 2.3 miles
Sainsbury's 4.3 miles	College Lakes Nature Reserve 4.9 miles	The Gym Group Fitness Centre 3.3 miles	BP 2.4 miles

SCHOOLS

- Aston Clinton Primary
0.7 miles
Good Sept 22
- The Grange Secondary School
3 miles
Good April 24
- Aylesbury Grammar School (boys)
3 miles. Outstanding Nov 22
- Aylesbury High School, Grammar (girls)
3.5 miles. Outstanding Dec 23
- Goldfield Infants and Nursery School
3.5 miles. Outstanding Sept 13

INDEPENDENT SCHOOLS

- Griffin House School (ages 3-11 years)
6.7 miles
- Gateway School (Primary)
7.1 miles
- The Beacon School (boys aged 3-13 years)
13.7 miles

The Shanly Difference

*Buying a new home brings with it many benefits,
but the biggest difference of all is buying a Shanly home.*

A TEAM THAT CARES

Shanly Homes is privately owned with nearly 60 years of experience and a team that cares about creating a stand-out product in the best locations for our customers. We look forward to many more years of creating homes that last for generations to come.



DISTINCTIVE DESIGNS

Our team of in-house architects design unique homes with you in mind, taking extra care in designing exterior elevations, landscaping plans, positioning buildings, and ensuring your layout inside maximises space, storage, and increases flow. Shanly homes are built to stand the test of time with attention to detail that gives added curb appeal to your home.

HIGH SPECIFICATION

At Shanly Homes, we don't offer upgrades because we don't need to. Our prices include the full, premium specification of appliances, handles, doors, and more, carefully selected by our team so you can relax knowing that what you see is what you get.

EXACTING STANDARDS

The Shanly team take great pride in ensuring your development is built and finished to our exacting safety and quality standards.

WE LISTEN

We take customer care seriously and our 24-hour customer care helpline and consistently high customer survey scores are testament to this. Building new homes is complex work and even we sometimes don't get things right, but at Shanly Homes, we want to constantly improve and that means listening to our customers and responding quickly.

CUSTOMERS SEE THE DIFFERENCE

Our valued customers love our Shanly homes and appreciate our helpful team, and some repeat customers have gone up the property ladder with us, while others have purchased other properties as investments.

YOU HELP US CHANGE LIVES

Our charity, Shanly Foundation gives over a million pounds annually to a wide spectrum of charities and organisations that benefit your local community. From young people from disadvantaged backgrounds, the homeless, people with physical disabilities or life limiting illnesses, to the ever-growing need for mental health support, we carefully select charities that do their best to help those most in need.



Marketing suite open 7 days a week, 10am to 5pm

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SHANLY
— HOMES —