



# Ashley Green

## PRICE GUIDE

£1,350,000

Sterling Estate Agents Select & Country Homes Department are delighted to bring to the market a substantial wing of a former farmhouse that has been updated and remodelled to excellent standards over the years, now providing a wonderful family home with good sized reception rooms and spacious principal bedrooms suites.

In all, the grounds measure over an acre and the front driveway is accessed through a pillared, entrance onto an impressive and wide gravel area with hedged and walled boundaries. There is a detached triple berth barn which is ideal for car enthusiasts since it has a vehicle inspection pit!

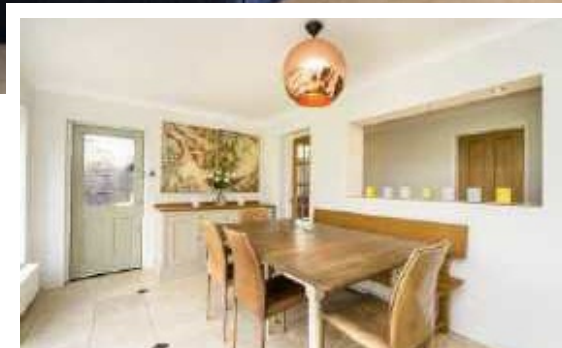
The formal reception rooms lie to the front of the house with a good sized music room/ snug, study and a beautifully presented family room which has patio doors onto the rear terrace as well as an attractive stone fireplace with cast iron 'Chesneys' stove inset. The kitchen and breakfast room are fitted in a range of 'Martin Moore' units with a range cooker and attractive wood burner.

To the rear of the house is a superb living room which is 'L' shaped with a wonderful brick built inglenook fireplace, exposed timber beams and ideal for parties with a hand made bar to one corner.

There are five bedrooms two with ensuite bathrooms and one with a large balcony enjoying garden and countryside views.

The rear driveway offers gated access to the double garage and further parking. The rear garden offers a large expanse of lawn with a number of mature trees including cherry and willow.

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A wonderful family home with a detached barn, double garage, extensive gardens and frontage.



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Ashley Green - Ashley Green is a hamlet close midway between Berkhamsted and Chesham on the Hertfordshire and Buckinghamshire borders. Both town centres have a range of facilities, including extensive High Street amenities and schooling for children of all ages. Being situated within the Buckinghamshire borders, the property is within catchment for the Bucks Grammar system. Communications links include the mainline railway from Berkhamsted into London (Euston) and Metropolitan line railway from Chesham, with trains into Baker Street, and also connecting with the Chiltern Line, serving London (Marylebone).

On your Doorstep - Berkhamsted - Berkhamsted is considered a highly desirable commuter town, with excellent transport links by road and rail. The mainline station provides a regular and direct link to London Euston in a little over 30 minutes. Major road connections nearby include the M25 (J20) and the M1 (J8), both of which are around 8 miles away. The A41 dual carriageway runs to the South of the town, providing an excellent connection to Hemel Hempstead, Watford and London.

- Berkhamsted, approximately 7 mins drive away, provides a wide range of shopping opportunities, including independent boutiques and eateries with major stores such as Waitrose and Boots on the High Street too. The larger towns of Hemel Hempstead and Watford offer wider facilities, including Debenhams and John Lewis department stores respectively. Milton Keynes and London are both easily accessible via the M1.

Proximity To Stations & Airports - Berkhamsted (2.2 miles)  
Chesham (2.9 miles)  
Tring (3.8 miles)  
London Luton Airport (13.5 miles)  
London Heathrow Airport (19.6 miles)  
London City Airport (32.9 miles)

Proximity To Schools - Greenway Primary and Nursery School (1.3 miles)  
Berkhamsted Pre-Prep School (1.4 miles)  
St Thomas More Roman Catholic Voluntary Aided Primary School (1.4 miles)  
Egerton-Rothesay School (1.3 miles)  
Ashlyns School (1.8 miles)  
Chesham Preparatory School (2.0 miles)

Agents Information For Buyers - Thank you for showing an interest in a property marketed by

Sterling Estate Agents.

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

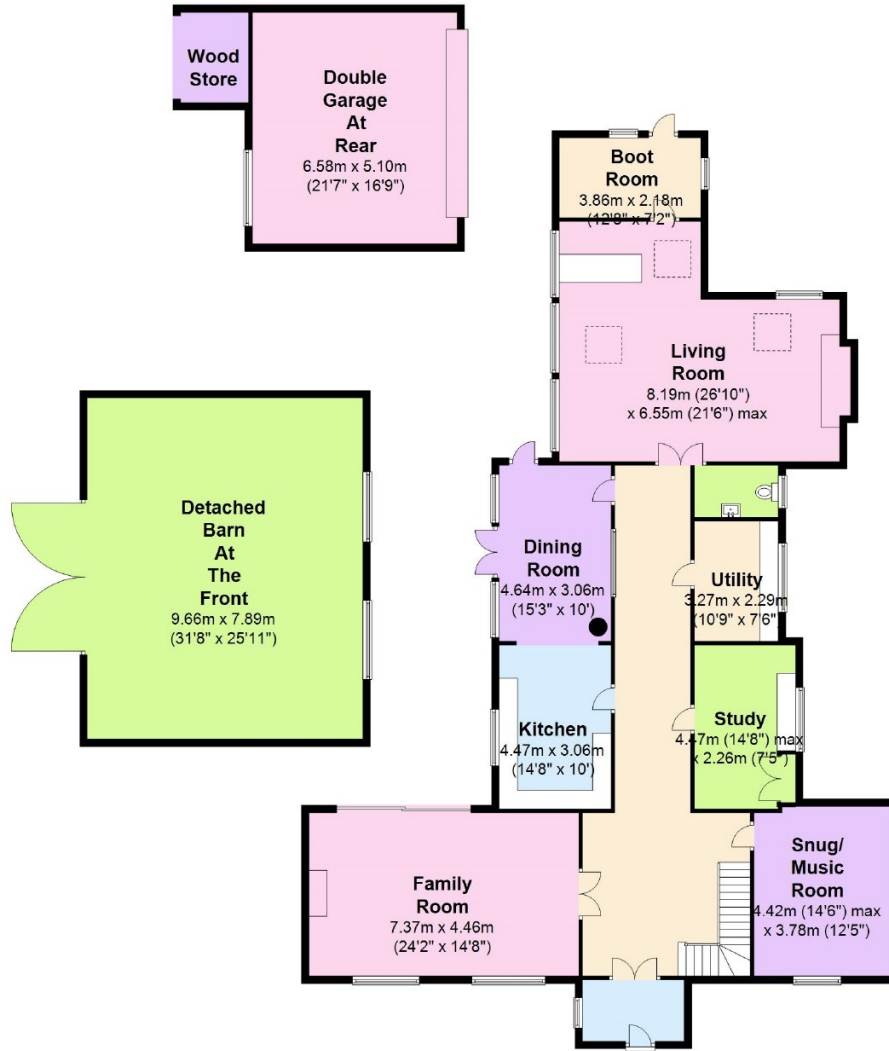
1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances.
3. Passport photo ID for ALL connected purchasers and a utility bill.

Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.





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**APPROXIMATE GROSS INTERNAL FLOOR AREA**  
**302 SQ.M / 3251 SQ FT**  
**GARAGE: 37 SQ.M / 398 SQ FT**  
**BARN: 76 SQ.M / 818 SQ FT**  
**TOTAL: 415 SQ. M / 4467 SQ FT**



All measurements are approximate.  
 Plan produced using PlanUp.

# Temptation comes in many forms...

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estate agents

Is there a **price** that would **tempt**  
you to **sell** or **let** your **property**?

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and let's see if we can **tempt** you!

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& Country Homes:  
**01442 879 996**

Hemel, Boxmoor  
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**01442 230 888**

Kings Langley, Abbots  
Langley & Watford:  
**01923 270 666**

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