



Buckland

PRICE GUIDE

£995,000

Located towards the end of a single track 'no through road' yet within easy access of all local amenities including the market towns of both Tring and Wendover which have mainline train stations into London.

A detached family home which has been completely redesigned and remodelled to exacting standards and an unbelievably high internal specification throughout. The property is perfectly designed for modern day living and has highlights to comprise:

- Stunning kitchen/breakfast/family room in excess of 28 ft, with a centre piece island/breakfast bar and fully loaded with a range of integrated appliances.

- Main reception room which runs the full width of the property in excess of 35ft and with two sets of bi-folding doors opening to the garden.

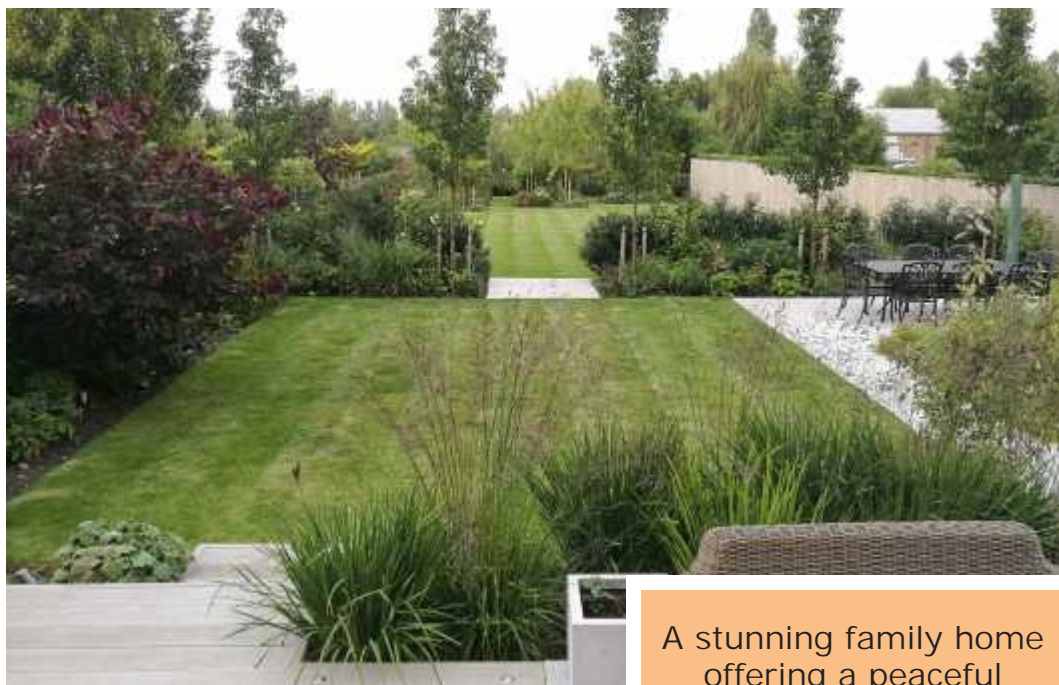
- Flexible ground floor bedroom 5/ study with luxuriously appointed shower room which could easily be converted to a 'jack and jill' ensuite.

- Four first floor double bedrooms with main bathroom and ensuite shower room to the main bedroom which has far reaching countryside views and a range of fitted wardrobes.

- Landscaped rear garden in excess of 100 ft in length with several seating areas to chase the sun throughout the day.







A stunning family home offering a peaceful location yet within striking distance of road & rail links.



The Location - The Chilterns Area of Outstanding Natural Beauty is on your doorstep with much to do in the local area. The road on which the property is located leads directly onto open fields with footpaths and leads to beautiful walks. The Grand Union Canal lies to the end of the road with delightful scenic walks through the village and on to Halton, Wendover and beyond in one direction and the Tring and Marsworth Reservoirs in the other. The popular and extensive Wendover Woods are just two miles away and offer many outdoor activities for all ages.

Leisure Locally - In keeping with the rural aspects of this picturesque location, sporting activities are diverse and include horse riding, cricket, bowls, football, golf and tennis.

Nearby Interests - Aylesbury offers a comprehensive programme of entertainment for old and young at its recently opened Waterside Theatre, whilst High Wycombe has the 1000 seat Swan Theatre. Many of the country homes of Buckinghamshire and Hertfordshire also offer concerts and picnics within their grounds during the summer months. Whipsnade Zoo in Dunstable is within driving distance. The bright lights of London are under an hour for those wishing to take in a West End show or enjoy a day out sight seeing.

Proximity To Train Stations - Tring (3.6 miles) approximately 30 minutes to London Euston
Wendover (2.9 miles) approximately 40 minutes to London Marylebone

Stoke Mandeville (3.3 miles)
approximately 45 minutes to London
Marylebone
Aylesbury (7.2 miles) approximately 50
minutes to London Marylebone

Proximity To Schools - Aston Clinton
School (0.8 miles)
Goldfield Infants' and Nursery School
(1.7 miles)
Haydon Training Independent School
(3.0 miles)
Aylesbury College (5.1 miles)
Tring Park School for the Performing
Arts (2.1 miles)
Tring School (2.3 miles)

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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 unless we are in receipt of all
the above outlined information.

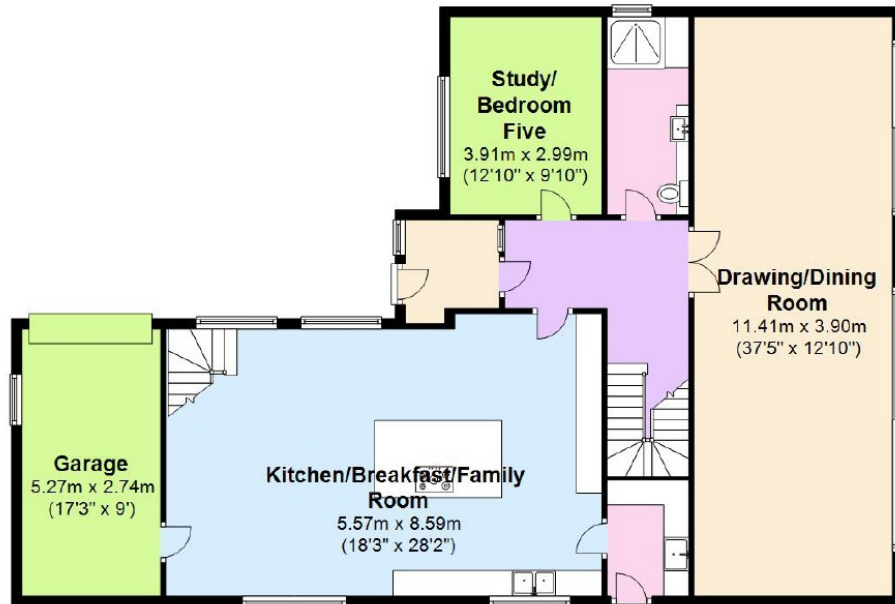
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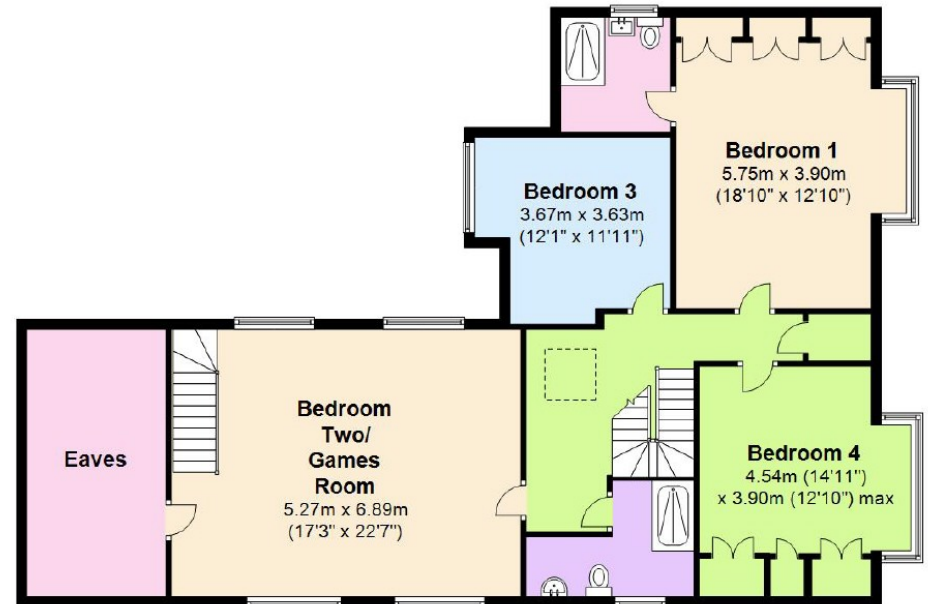
Ground Floor

Approx. 145.8 sq. metres (1568.9 sq. feet)



First Floor

Approx. 137.0 sq. metres (1474.9 sq. feet)



Total area: approx. 282.8 sq. metres (3043.8 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.

Temptation comes in many forms...



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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