

01923 270 666
Kings Langley, Abbots
Langley & Watford:

01442 822 210
Property
Management

01442 879 996
& Country Homes:
Berkhamsted Select

01442 828 222
Aylesbury & Villages:
Ting, Wendover,

Is there a price that would tempt you to sell or let your property?
Contact us for a free valuation
and let's see if we can tempt you!

Temptation comes in many forms...

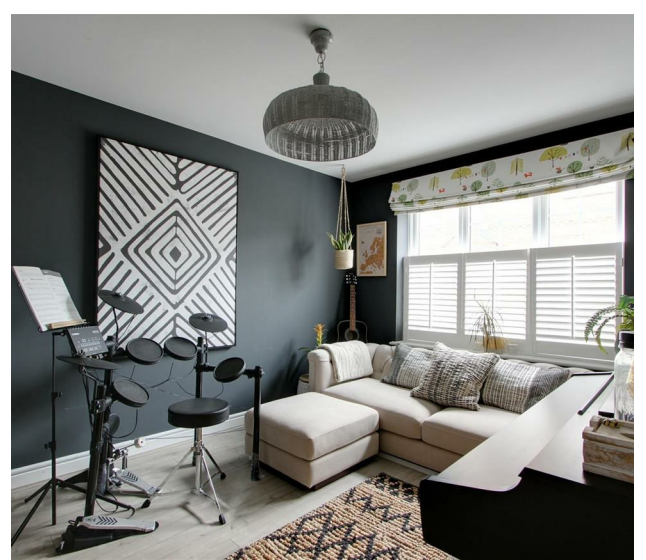
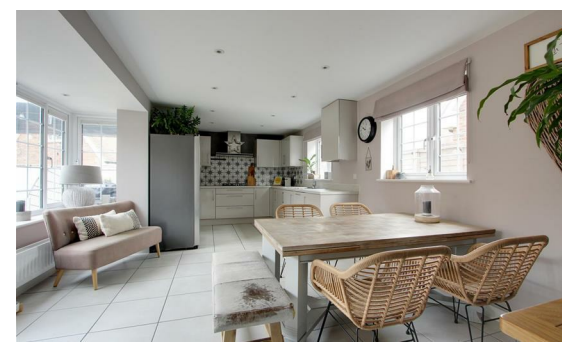


Pitstone

PRICE GUIDE

£700,000

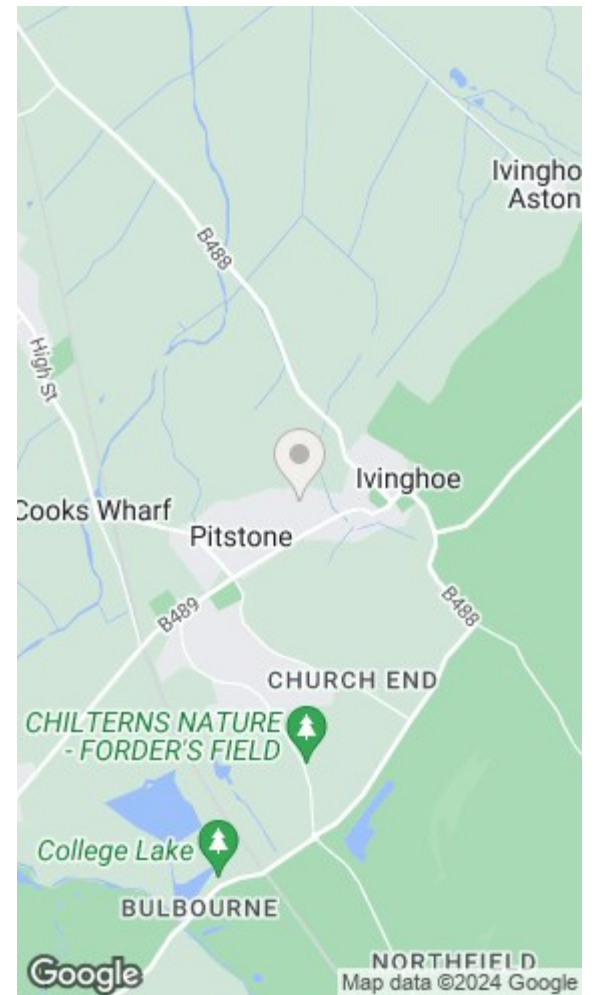
A nearly new and stunning four bedroom detached property on a small scale and exclusive development in the catchment for the Grammar schools of Aylesbury. Offered for sale in immaculate decorative order boasting a separate living and dining room in addition to the open plan kitchen/breakfast room and with two ensuite bathrooms and double garage.



www.sterlinghomes.co.uk



Total area: approx. 1811.5 sq. feet
All measurements are approximate.
Plan produced using PlanItUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	87	A	A
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





A stunning nearly new family home in a wonderful, exclusive position offered for sale in immaculate order.



Ground Floor

A spacious entrance hall welcomes you into this property. The dedicated living room is positioned on the left hand side and benefits from dual aspect lighting by means of a window to the front and French doors opening to the rear garden. To the right hand side of the entrance hall is a dedicated dining room over looking the front which can easily be used as a snug/family room since the kitchen is large enough to accommodate a dining space. The kitchen is fitted with a range of base and eye level units, with integrated appliances and doors opening to the rear garden. A ground floor cloakroom completes this level.

First Floor

The first floor landing has doors opening to all four well proportioned bedrooms and to the family bathroom which is fitted with a white three piece suite include a wash basin, wc and panelled bath. Both the main and the second bedrooms boast ensuite shower rooms with the main bedroom also having a range of fitted wardrobes with ample hanging and storage space.

Outside

To the front of the property is a garden area with pathway leading to the front door. To the side of the property is a double width driveway leading to a double garage with an up and over metal door opening to an expansive space with pedestrian door opening to the rear garden. Directly to the rear of the house is an extensive flagstone patio area ideal for entertaining leading to the main portion of the garden which is laid to lawn and fully enclosed by fencing.

The Location

A peaceful setting, perfectly situated in the verdant village of Pitstone, the location is a sanctuary away from busy city life. A thoughtfully selected location at the foot of the Chiltern Hills, filled with cycling and walking routes, you can immerse yourself in the outdoors whilst still being in easy reach of the neighbouring towns. A gem of the 17th century, Pitstone windmill, a beautifully restored window into history, offers stunning walks amongst the idyllic scenery. Pitstone is conveniently located just six miles east of Aylesbury and five miles south of Leighton Buzzard. Ivinghoe village is directly adjoined to Pitstone, allowing you to share the abundance of amenities on offer.

www.sterlinghomes.co.uk

Travel Links

Despite its idyllic, semi rural location, the property is superbly connected whether you are travelling locally, or further afield. For commuters, The M1 is under 40 minutes away, along with the A41 which can be reached in less than 15 minutes, giving you easy access to London and further north up to the West Midlands and beyond. For international travellers, Luton and Heathrow airport are just a 30 and 45-minute car journey away, respectively; putting trips abroad in easy reach. There are also a number of train stations in the local area, including Tring station which is less than 2 miles away and will have you arriving in London Euston or Northampton in less than 45 minutes. Cheddington Train Station, also 3 miles away, is perfect for city commuters.

Education In The Area

For growing families, there is a selection of highly rated schools to choose from, all within close proximity. Brookmead Primary School, rated Good by Ofsted, is only a 5 minute walk away from the property, as well as the Tring School, which is a 9 minute drive away, making the school run a breeze. Just a short drive away there is also Aylesbury Grammar School, for children of secondary school age, rated Outstanding and highly regarded by parents alike.

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 principle.
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.

Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.



www.sterlinghomes.co.uk