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Horton

OFFERS IN EXCESS OF

£1,250,000

LOOKING TO PURCHASE A PROPERTY? REGISTER YOUR DETAILS DIRECT WITH STERLING TO FIND OUT ABOUT NEW LISTINGS LONG BEFORE THEY REACH THE PROPERTY WEBSITES A stunning Georgian farmhouse which is set within a select development behind electric gates only 10 minutes drive from Tring and less than a mile from Cheddington train station. Offered for sale in absolutely first class decorative order on a 1/3 acre plot with an abundance of character throughout.



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HORTON HOUSE

Horton

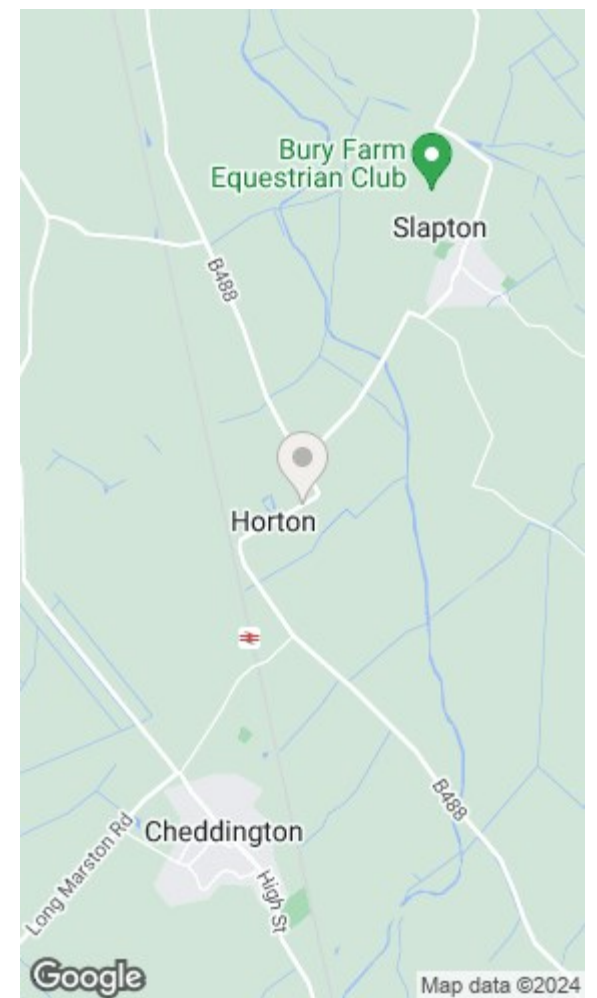
Approximate Gross Internal Floor Area

4210 sq. ft / 391.14 sq. m (Including Garage)

3957 sq. ft / 367.58 sq. m (Excluding Garage)



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



CP CREATIVE
PROPERTY MARKETING

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
69	36		
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC
England & Wales	England & Wales	England & Wales	England & Wales



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A prime country home in village location yet within easy striking distance of amenities with character features such as fireplaces and high ceilings.



Ground Floor

A grand entrance hall welcomes you into the property with an imposing staircase rising to the spacious first floor landing. To the right hand side is a reception room which boasts a full height bay window to the front allowing natural light to flood this space. Beyond this room is the formal dining room which again is dual aspect overlooking the rear and side with countryside views. To the left hand side is the formal living room which also has a bay to the front and a window to the side giving panoramic views over the South-Westerly facing gardens and with bi-folding doors opening to the snug. From here a couple of steps descend to the kitchen/breakfast room which is well equipped with a range of units and drawers along with a large 'Aga' recessed into the chimney breast. From here a door opens to an inner lobby which also has a second door opening back to the entrance hall another to the ground floor cloakroom and a third door opening to the rear.

Lower Ground Floor

The lower ground floor basement level is split into two sections with one being used as a utility room with space and plumbing for washing machine and the second area being used for storage.

First Floor

A wonderful split level landing has doors opening to all five double bedrooms, three of which boast fitted wardrobes. The main and second bedrooms both boast ensembles while the remaining three bedrooms are well served by the family bathroom which is fitted with a white four piece suite including walk in double width shower cubicle and separate panelled bath. One feature of particular note are the stunning views over rolling countryside from the principal bedroom.

Outside

To the front of the property is a gravelled driveway providing ample parking space and leading to a detached double garage with up and over door, power and light. There is a small lawned area to the side of the driveway which could be converted into further parking should this be required. A gate opens to the gardens with pathway leading to the front door. The plot is enclosed by a combination of characterful brick walls and close board fencing. The gardens are mainly laid to lawn with a number of mature specimen trees and bushes planted along the boundaries and a flagstone patio ideally placed for enjoying the setting sun long into the evenings.

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The Location

This sought after Buckinghamshire hamlet, close to the borders of Hertfordshire and Bedfordshire, boasts some beautiful examples of Tudor architecture. The hamlet lies on the edge of some 5,000 acres of National Trust land, where Pitstone Windmill and Ivinghoe Beacon can be found.

Nearby communication links are excellent, including the A41 at Tring, which provides a dual carriageway link direct to the M25 (J20). Cheddington is just 1 mile away and has its own mainline train station, with regular and direct service to London Euston in approx. 40 mins.

Nearby Ivinghoe, is under 3 miles down the road, and village facilities there include a recreation ground, tea shop, church, public house, plus the renowned King's Head fine dining restaurant. Nearby towns offer a more comprehensive range of facilities, from the boutiques and coffee shops in picturesque Tring and Berkhamsted, to the shopping centres and department stores of Hemel Hempstead and Aylesbury, both of which also boast multiplex cinemas and extensive leisure facilities.

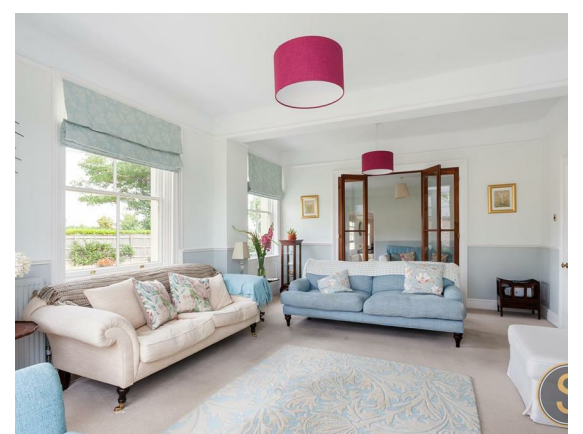
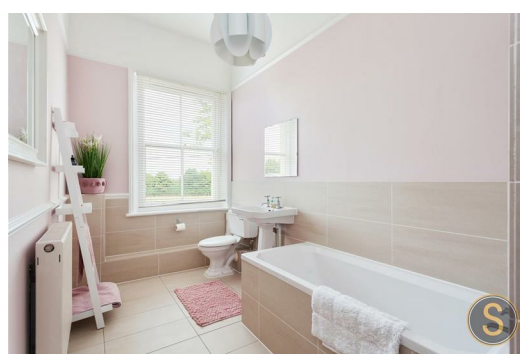
Schooling is excellent. Ivinghoe's local primary school, Brookmead, caters for children aged 4 to 11, and the hamlet falls within the Grammar Schools catchment area in Aylesbury.

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 with additional proof of residency.



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