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Is there a price that would tempt you to sell or let your property?  
Contact us for a free valuation  
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# Temptation comes in many forms...



# Ivinghoe

## PRICE GUIDE

£600,000

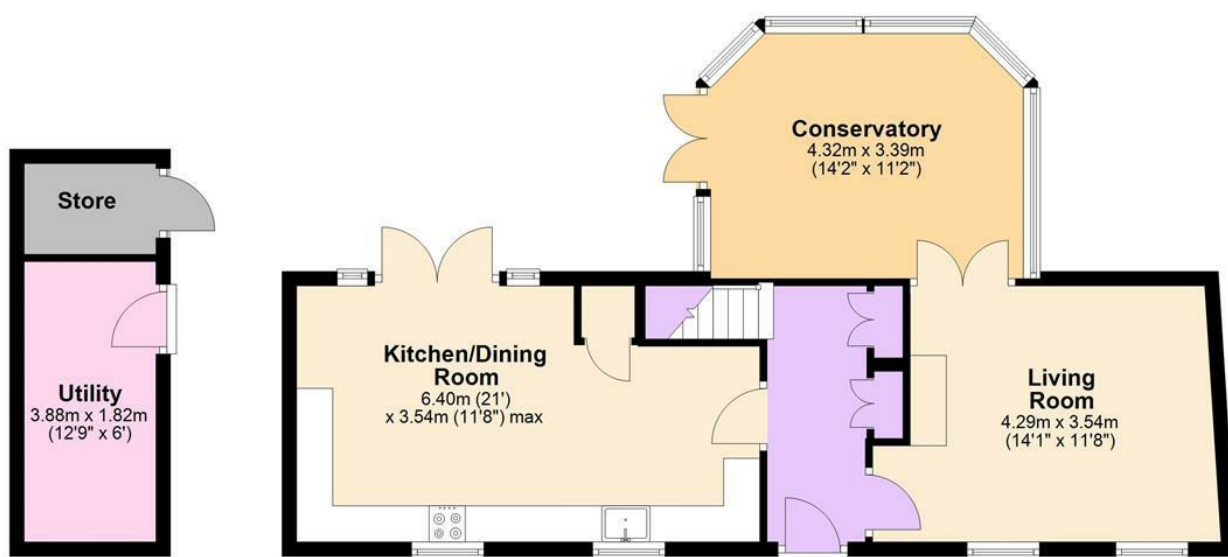
An extremely rare chance to purchase a detached period home in a sought after village location close to Tring & Berkhamsted on a good size Westerly facing plot. Ample off road parking and a number of brick and timber out-buildings. Early viewing essential.



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### Ground Floor

Approx. 69.0 sq. metres (742.4 sq. feet)



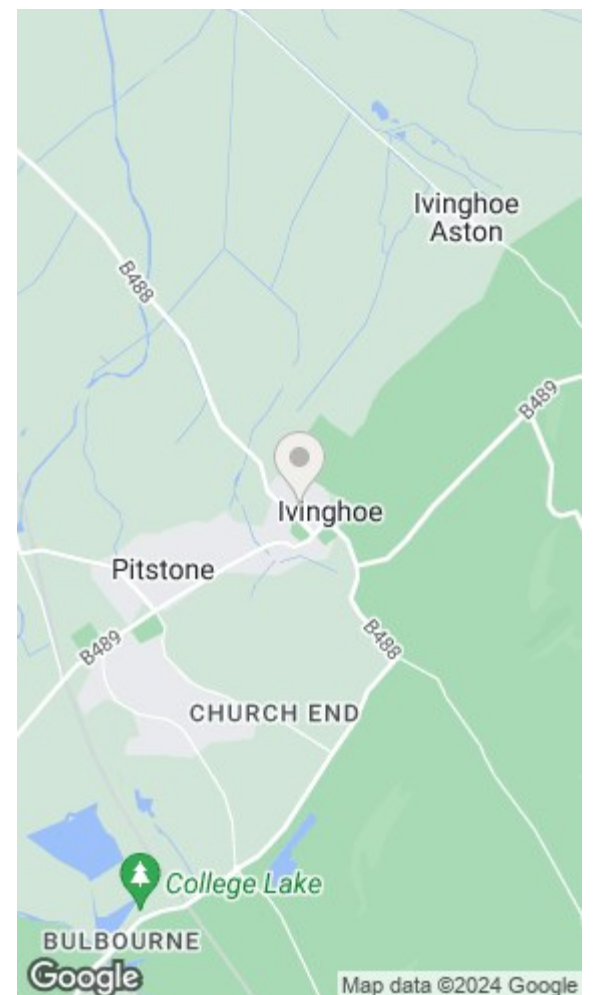
### First Floor

Approx. 45.1 sq. metres (485.1 sq. feet)



Total area: approx. 114.0 sq. metres (1227.5 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





Offering excellent scope to extend to the rear (STNP) and boasting a good size Westerly facing garden.



#### Ground Floor

The front door opens into the entrance hallway with useful storage cupboards, stairs rising to first floor landing and doors through to the kitchen/diner and living room. The living room has an attractive fireplace with inset cast iron fuel burning stove and a door to the conservatory overlooking the rear garden. The kitchen/diner is fitted with a wide range of eye and base level units, there are integrated appliances, space for a range oven and has double doors out to the rear garden. From the living room there has also been the welcome addition of a conservatory which has doors opening and windows overlooking the rear garden and provides a real feel of flexibility to the ground floor.

#### First Floor

The landing has a window overlooking the rear garden, a storage cupboard and doors lead to all first floor rooms. The principal bedroom has triple aspect windows to the front, rear and side, two built-in wardrobes and an ensuite shower room. The second bedroom is a generous double room with windows both to the front and rear. The three-piece bathroom has a P-shaped bath and window to the front.

#### Outside

The rear garden has a patio seating area leading to the lawn with planted borders. There is a brick built storage shed and a wooden garden shed also. To the front is a raised planted area and driveway parking for 2/3 vehicles.

#### The Location

Ivinghoe is a sought-after Buckinghamshire village close to the borders of Hertfordshire & Bedfordshire. It has many excellent examples of Tudor architecture, particularly around the large village green. The village is adjacent to large swathes of National Trust land and is within the Chiltern Hills Area of Outstanding Natural Beauty. Ashridge Estate has wonderful walks among its 5,000 acres of woodlands, commons and chalk downland, with incredible views from Ivinghoe Beacon.

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The village is well served by a number of shops and eateries, with a farm shop, tea rooms, a post office and shop, a chemist, and a host of highly regarded restaurants in neighbouring Aldbury, Tring and Berkhamsted. The local primary school, Brookmead, is a short walk, and the house is within the catchment area of Aylesbury Grammar Schools. Berkhamsted is around ten minutes' drive and Tring is around five minutes, both with an excellent selection of restaurants, independent shops and a cinema. Crocker's Chef Table in Tring is worthy of special mention. A wider selection of shops are available in St Albans and Milton Keynes, both around 30 minutes' drive.

Tring station is approximately five minutes by car and runs direct services into London Euston taking around 40 minutes.

**Agents Information For Buyers**  
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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