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# Temptation comes in many forms...



Castlemead Village

PRICE GUIDE £600,000

# Castlemead

## PRICE GUIDE

£600,000

Sterling are favoured with instructions to sell a rarely available double fronted 4 bedroom family home which also has the benefit of a high quality extension by the current owner. Situated in a stunning location at the end of a cul-de-sac and fronting directly onto woodland, the property is presented to the market in the highest of decorative orders throughout.

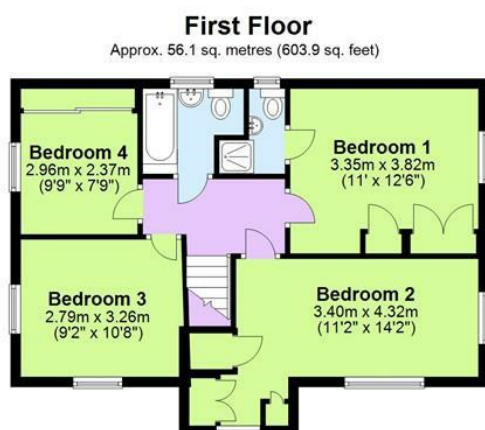
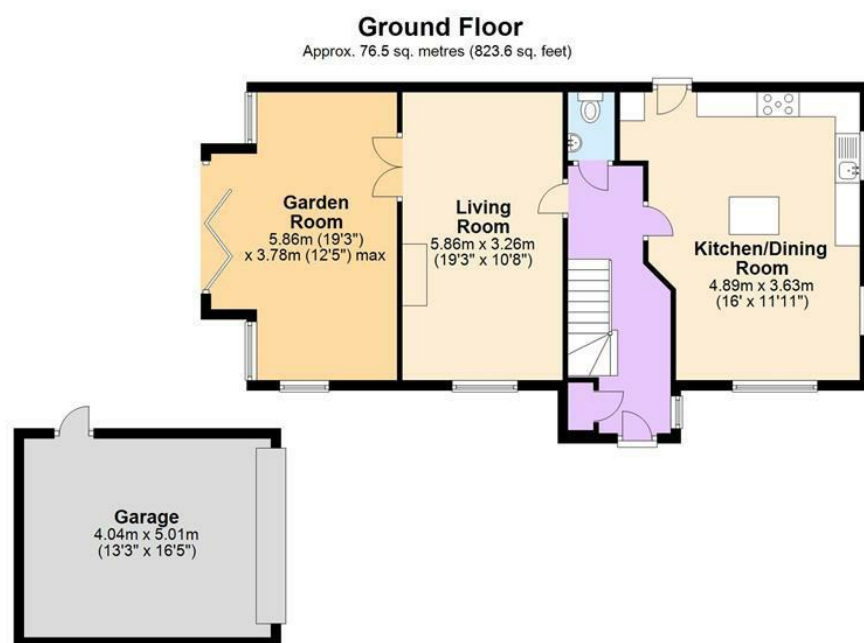
Owned from new by just two owners the property has been well maintained and now benefits from a refitted feature 19ft kitchen/breakfast/ family room, dual aspect living room with doors opening to a stunning garden room which makes an ideal second reception space.

To the first floor there are 4 excellently proportioned bedrooms and family bathroom. Three of the bedrooms benefit from a range of fitted bedroom furniture and the master has an ensuite. The fourth bedroom also benefits from dual aspect with wonderful views over the woodland to the front and the garden to the rear.

Externally the property has the advantage of a bespoke built detached garage and now measures 1 1/2 width and has storage into the roof eaves. The garden is a particular feature benefitting from a private southerly facing aspect.

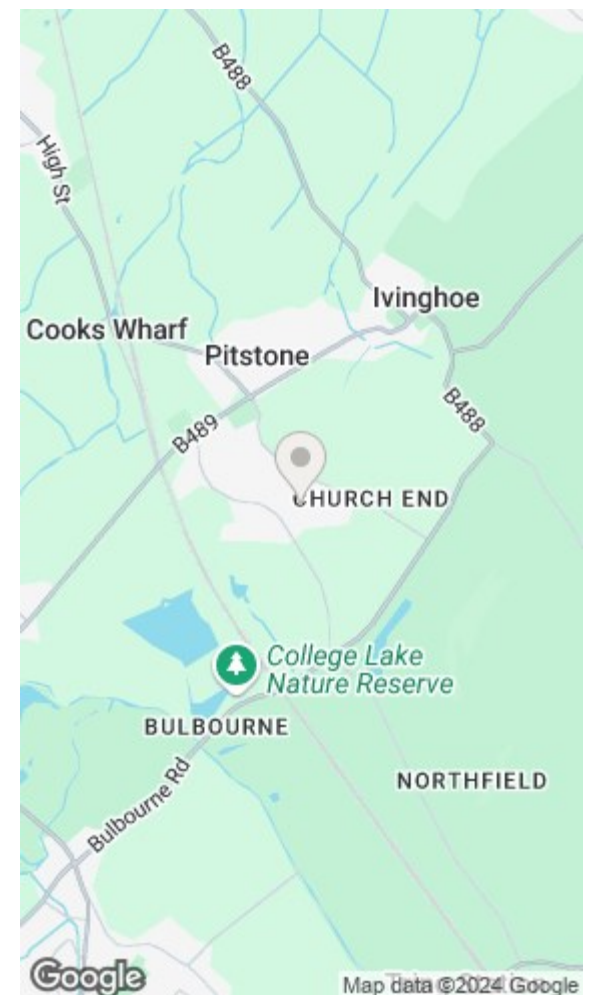


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Total area: approx. 132.6 sq. metres (1427.5 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
76	86		

Very energy efficient - lower running costs

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not energy efficient - higher running costs

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC





A fabulous four bedroom family home, occupying a private and secluded position in the heart of this ever popular development.



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**The Ground Floor**  
The front door opens to an exceptionally spacious entrance hall which has stairs rising to the first floor and an invaluable storage cupboard. The entrance hall is of such proportions that there is space to have a bureau area with desk and chair. From the hallway are Regency style panelled doors opening to the cloakroom - which is fitted with a white two piece suite, the living room and the stunning kitchen/ breakfast/ family room.

The living room benefits from dual aspect lighting with one window to the front with views over the woodland, window to the side and French doors opening to the rear garden. There is a centrally located gas fire with marble hearth and surround and a number of power points in the living room. From this room French doors opens to a high quality extension which can be used as a family room, dedicated dining room or a second sitting room since it opens to the rear garden making it ideally placed for families.

**Kitchen/Breakfast/Family Room**  
An undoubted feature of the ground floor is the kitchen/breakfast/family room. Designed with modern day living in mind the kitchen has been refitted with a high standard of units and work surface which also incorporates an island. Integrated appliances include a dishwasher, a double oven with hob and extractor over, fridge and freezer. The ceramic sink is one and a half width and has a drainer over.

**First Floor**  
A landing area has a hatch opening to a part boarded attic space with ladder and light and several similar designs of property have converted the attic space which is possible STNP. Regency style panelled doors open to all the bedrooms and to the family bathroom which is fitted with a white three piece suite. The master bedroom has triple width fitted wardrobes with ample hanging and storage space and an ensuite shower room comprising of shower cubicle, wash basin and toilet.

The second bedroom has three windows which includes one to the side aspect and two to the front aspect with wonderful views over woodland directly to the front of the property and to the Ivinghoe Beacon beyond. The second bedroom has also been well equipped with a range of fitted bedroom furniture.

Both the third and fourth bedrooms are of good proportions and the third bedroom is another dual aspect room with further views to the front.

**Outside**

An undoubted feature of the property is the location and position within this select cul-de-sac. Fronting directly onto woodland with a pathway providing superb walks. This is an ideal family location providing a no passing traffic position and a fully enclosed rear garden which is both exceptionally private and south facing in aspect.

If you are a multi car household this property is ideal with driveway parking for four cars and a bespoke built garage measuring one and a half width an average garage and with pitched roof ideal for further storage. The garage has a courtesy door to the rear garden and there is also gated access to both the rear garden from the driveway and to the side of the property.

Castlemead is a popular village location which provides a local junior school, a village pub and very well supported social clubs. There are local shopping facilities in nearby villages for instance Marks & Spencer in Tring and Waitrose in Berkhamsted, along with the comprehensive services provided by Tring & Berkhamsted, which are only a short distance away and have an excellent range of facilities, including junior and secondary schooling and private educational facilities and the benefit of the Grammar Schools of Aylesbury.

Tring mainline station provides good commuter services to London (Euston) and the North. Further amenities are provided by Tring and Berkhamsted, and there are a number of country clubs and golf courses in the near vicinity, along with the world famous Champneys Health Resort, with walking and rambling well catered for at the nearby Tring Reservoirs and the Grand Union Canal.



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