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you to **sell** or **let** your **property**?
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Temptation comes in many forms...



Pitstone

OFFERS IN EXCESS OF £325,000

Pitstone

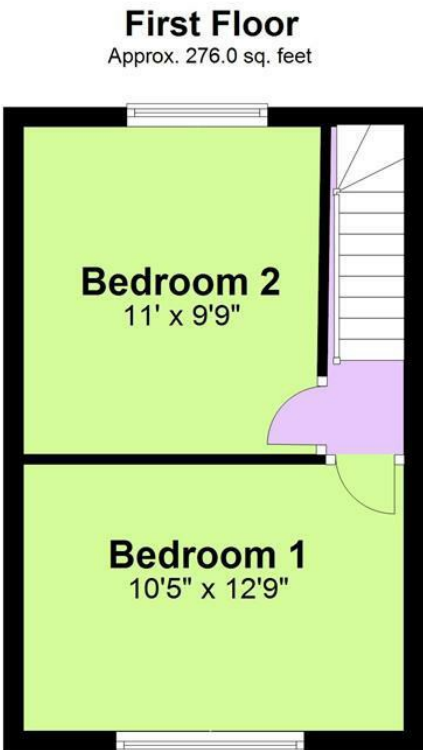
OFFERS IN EXCESS OF

£325,000

A simply stunning character cottage on a desirable road with stunning views to the Pitstone Windmill to the front and having been refurbished to a high standard throughout. There is also the benefit of a Southerly facing rear garden and driveway parking to the rear. NO UPPER CHAIN.



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Total area: approx. 596.2 sq. feet

All measurements are approximate.
Plan produced using PlanUp.



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	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





A rare chance to purchase a superbly positioned period home in an idyllic location.



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Ground Floor
The living room which is positioned at the front of the property boasts lovely views to the front and has wood effect flooring which flows through the rest of the ground floor. There is also a wood burning stove in the living room - ideal for those cold winter nights! The kitchen has been refitted to a good standard and even has space for table and chairs. A rear lobby has a door opening to the rear garden and a door to the refitted bathroom which benefits from a shower unit over the panelled bath.

First Floor
A landing area to the first floor has a door opening to the principal bedroom which has magnificent elevated views over the countryside and towards the Pitstone windmill beyond. The second bedroom is positioned at the back and overlooks the pretty cottage garden.

Outside
To the front of the property is a small lawned area which is enclosed by railway sleepers with a pathway leading to the front door. Directly to the rear of the property is a Southerly facing garden which has a flagstone patio leading to the main portion of the garden which is laid to lawn with mature hedging to one side and a herbaceous border to the other side. A pathway leads to the rear boundary where there is parking and a timber framed garden shed.

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.

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.

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.



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