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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...



**Cheddington**  
OFFERS IN EXCESS OF £600,000

# Cheddington

OFFERS IN EXCESS OF

£600,000

An opportunity to purchase a detached family home in a prime position in the centre of this wonderful village which boasts being in catchment for the Grammar schools of Aylesbury and with a mainline train station serving London Euston. With four bedrooms, two bathrooms and two reception rooms.



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Total area: approx. 1242.9 sq. feet



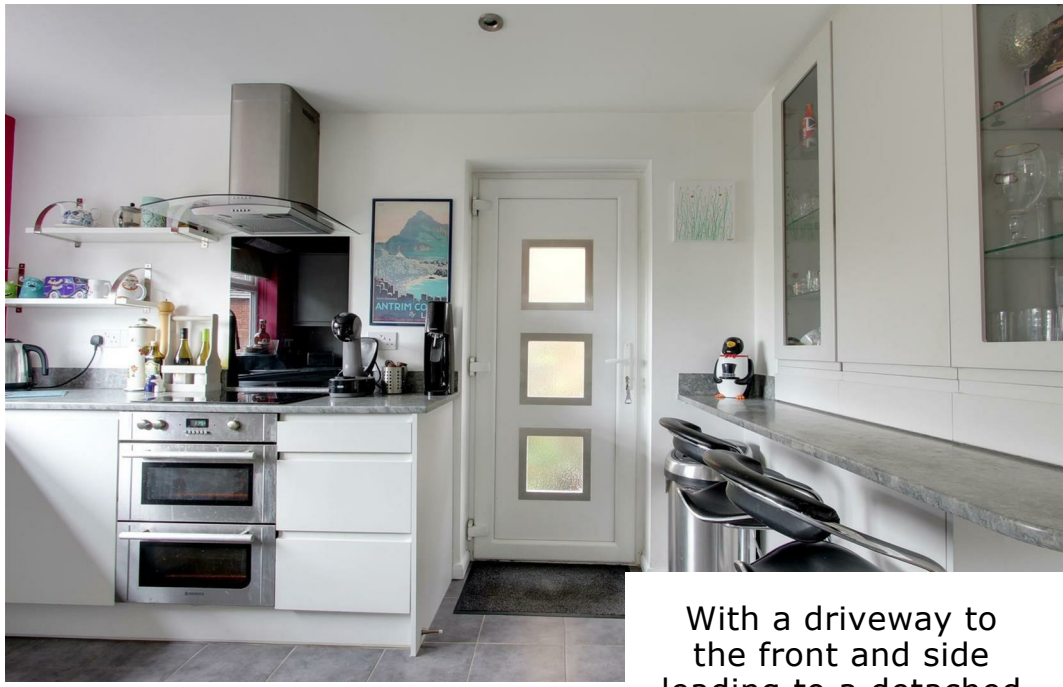
| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|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



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With a driveway to the front and side leading to a detached garage with power and light.



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#### Ground Floor

The ground floor has a front door opening to an entrance hall with a door opening to a cloakroom with low level wc and wash basin. A second door from the entrance hall opens to an 'L' shaped living room which has a window to the front creating a study space within this room. From here a door opens to a dedicated dining room which is ideally placed being directly next to the kitchen.. The dining room is exceptionally light and airy by means of floor to ceiling French doors with windows either side. The kitchen has been comprehensively fitted with a range of base and eye level units with a breakfast bar, window to the rear and door opening to the side.

#### First Floor

The first floor landing has doors opening to all four bedrooms and to the family bathroom. The principle bedroom offers stunning views over Mentmore, fitted wardrobes with ample storage and a en suite bathroom fitted with walk in shower. Two of the bedrooms at the back of the property overlook the well landscaped garden and Orchard beyond.

#### The Outside

The garden as been recently landscaped to include Astroturf grass

#### The Location

The historic village of Cheddington lies towards the eastern side of the county of Buckinghamshire and boasts two public houses, convenience store and various clubs including a tennis club and a football team. Cheddington also boasts close proximity to the Chiltern Hills at Ivinghoe and is just 4.7 miles from the National Trust Ashridge Estate, which comprises some 4000 acres of woodland and common land making for the perfect place for cycling, walking and riding, and many other outdoor pursuits.

#### 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 and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.
- Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.



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