



www.sterlinghomes.co.uk

01923 270 666
Kings Langley, Abbots
Langley & Watford:
01442 822 210
Property
Management
01442 879 996
& Country Homes:
Berkhamsted Select
01442 828 222
Aylesbury & Villages:
Tring, Wendover,

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...



Mentmore
GUIDE PRICE £650,000

Mentmore

GUIDE PRICE

£650,000

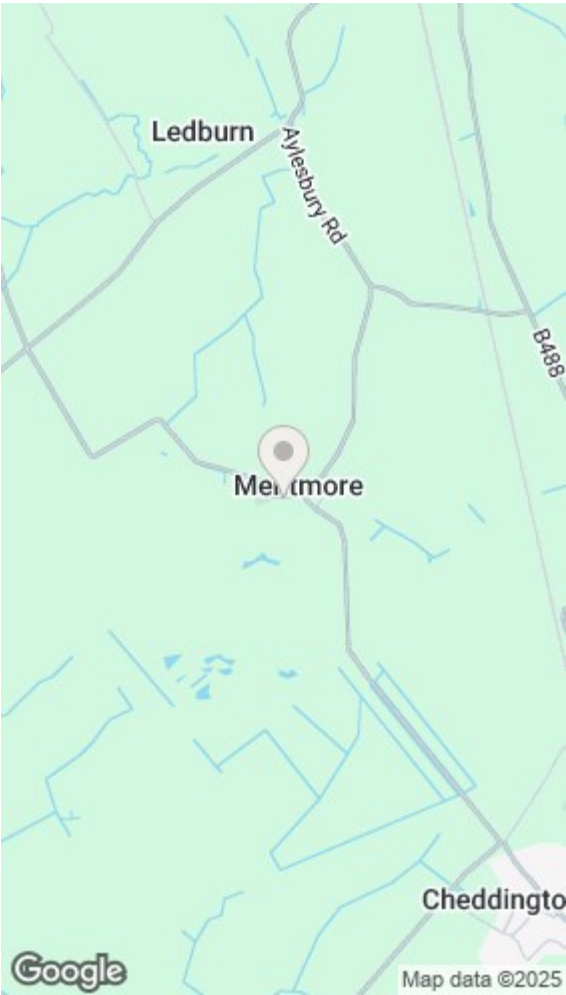
A rare chance to purchase a stunning 2000 sq ft duplex apartment with its own front door and entrance porch, 4 good size bedrooms, magnificent main reception room, eat-in kitchen/dining room and stunning private gardens all complimented by a good size garage and private driveway parking. NO CHAIN.



www.sterlinghomes.co.uk



Total area: approx. 186.8 sq. metres (2010.4 sq. feet)



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





A period apartment located in a sought after location making an ideal lock up and leave!



The Property
A charming character apartment with an interesting local history. This home is situated adjacent to Mentmore Towers in the desirable quintessential English village of Mentmore. The Bothy forms part of the original gardener's accommodation of The Rothchilds Estate built in 1893 and was converted from its original arrangement in 1954 when the upper and lower apartments were created and now when you step inside you can't help but notice that many lovely features have either been restored or re-instated.

Outside
There are the most delightful gardens a garage and driveway parking. This would to my mind be the ultimate weekend retreat or second home. Mentmore has always had that air of exclusivity and charm about it with parkland setting and the grand Mentmore towers in the distance. A distinct bonus is the Stag Inn, a well known and iconic pub and restaurant which is now owned by various members of Mentmore and is very well regarded in the local area.

The Location
This beautiful, quintessential English country village enjoys an idyllic hilltop setting, around 7 miles north of Tring.

Originally mentioned in the Domesday Book of 1086, today the dominant feature of the village is undoubtedly the fine, Victorian, Grade I listed stately home, Mentmore Towers. Commissioned by Baron Meyer Amschel de Rothschild in the mid nineteenth century, this impressive mansion was designed by George Henry Stokes and Joseph Paxton, the latter having also been responsible for designing The Crystal Palace for the Great Exhibition of 1851.

On the death of Baron de Rothschild, the Estate was inherited by his daughter Hannah who, in 1878, married the fifth Earl of Rosebery, who later went on to become Prime Minister.

Mentmore village was, in the most part, rebuilt by Baron de Rothschild on completion of Mentmore Towers, to be used as accommodation for the Estate's many workers. The central village green still enjoys breathtaking views over the Vale of Aylesbury, while the village church, dating to the 13th Century and set at the highest point in the village, features a 15th Century tower that serves as a landmark for miles around.

Agents Notes
Thank you for showing an interest in a property marketed by Sterling Estate Agents.

www.sterlinghomes.co.uk

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, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable.



www.sterlinghomes.co.uk