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Pitstone

GUIDE PRICE £600,000

Pitstone

GUIDE PRICE

£600,000

Located in a end cul-de-sac position on this popular development circa 2 miles from Tring station. A five bedroom detached property in immaculate decorative order throughout and with an open plan kitchen/dining room, ensuite to the main bedroom and good size Southerly plot with detached garage and driveway.

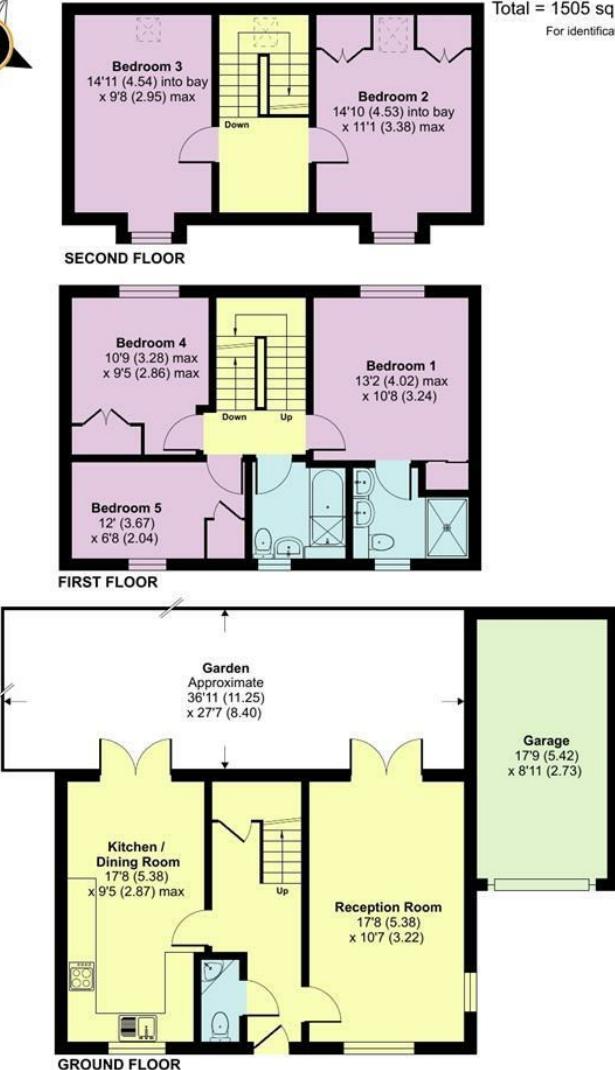


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Corfe Road, Castlemead Village, Pitstone, LU7

Approximate Area = 1346 sq ft / 125 sq m
Garage = 159 sq ft / 14.7 sq m
Total = 1505 sq ft / 139.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Sterling Homes. REF: 1336709



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	87	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

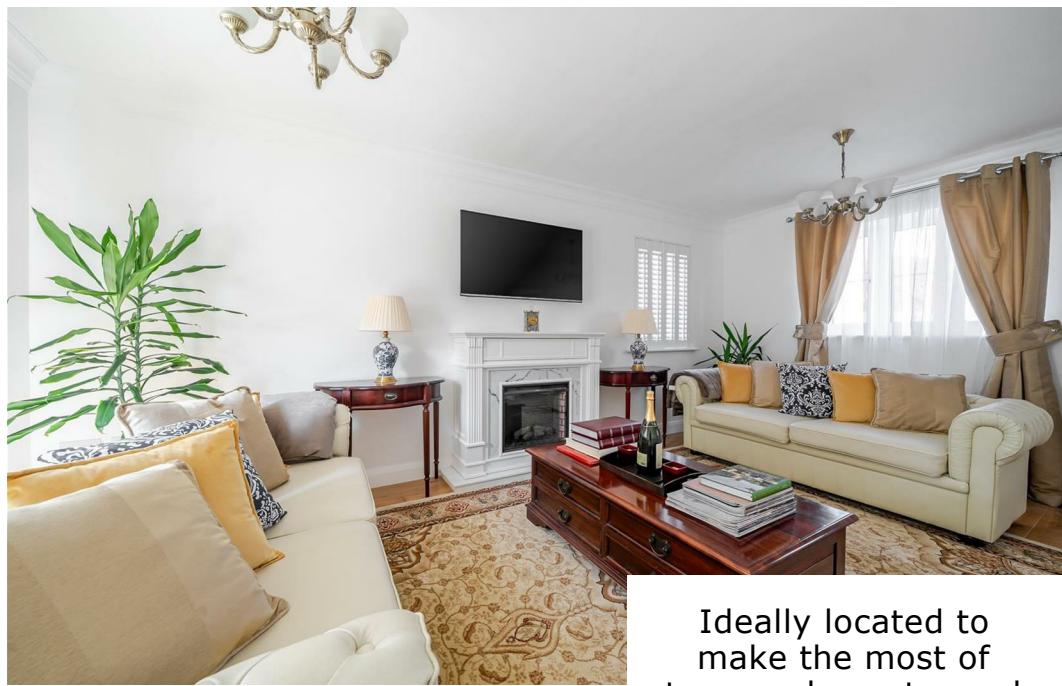
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



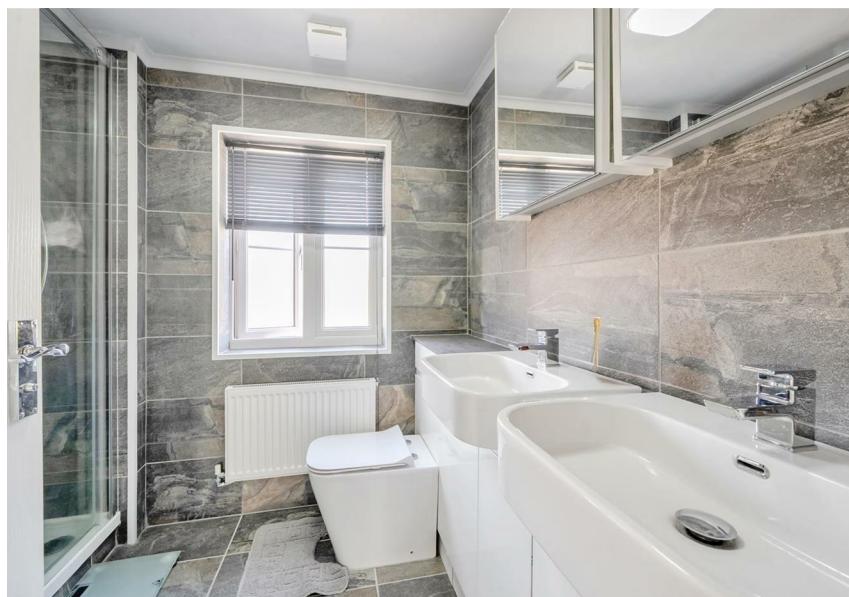
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Ideally located to make the most of town and country and presented in first class decorative order.



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Transport & City Connections

Despite its idyllic, remote location, Corfe Close 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 Northampton in less than 45 minutes. Cheddington Train Station, also 3 miles away, is perfect for city commuters, taking you to London Euston in less than an hour.

Education In The Area

For growing families, there is a selection of highly rated schools to choose from, all within close proximity. Brookmead Primary School, rated Good by Ofsted, is only half a mile away from the property, as well as the Tring School, which is a 9 minute drive away, making the school run a breeze. Just a short drive away there is also Aylesbury Grammar School, for children of secondary school age, rated Outstanding and highly regarded by parents alike.

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, 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.

Ground Floor

The front door opens to a welcoming hallway where stairs rise to the first floor and doors open to the ground floor accommodation. To the right hand side is a dedicated living room which is dual aspect with window to the front and French doors opening to the rear garden. There is a deep set storage cupboard under the stairs and a refitted ground floor cloakroom with floating effect wash basin and wc. The kitchen/dining room also boasts a dual aspect with window to the front and French doors opening to the rear garden. A great entertaining space, the kitchen is fitted with a range of base and eye level units and includes a number of integrated appliances.

First Floor

The first floor landing has doors opening to three of the bedrooms, two of which overlook the rear and one overlooks the front. The family bathroom is positioned at this level and comprises wc, wash basin and panelled bath with shower and shower screen over. Two of the bedrooms boast fitted wardrobes while the principal bedroom has a luxuriously appointed ensuite bathroom with his and hers double sink units.

Second Floor

There are two large double bedrooms on the second floor (that's 5 in total!). Both of the rooms have a Velux window to the rear and window to the front with lovely views. One of the bedrooms has a twin set of fitted double wardrobes.

Outside

Directly to the front of the house is block paving and a slate border either side of the front door. There is a hardstanding driveway directly to the front of the garage which has a metal up and over door, power, light and a courtesy door into the rear garden. The rear garden is a generous size for a build of this age and includes a large flagstone patio area with the main portion laid to lawn. Fully enclosed by fencing there is a timber framed shed to one corner boundary and a range of specimen trees to the rear boundary.

The Location

A peaceful setting, perfectly situated in the verdant village of Pitstone, Corfe Close 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 two miles north of Tring. Ivinghoe village is directly adjoined to Pitstone, allowing you to share the abundance of amenities on offer.



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