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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...



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Tring

PRICE GUIDE £950,000

Tring

PRICE GUIDE

£950,000

Constructed by renowned local developers Laxton Properties, we are delighted to launch the last available plot on this select development of just 9 properties. Backing directly onto rolling countryside with wonderful views the property boast a double garage and a stunning 'eat in' kitchen/dining room. Early enquiries essential. Build complete and ready to move into!



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Total area: approx. 1802.0 sq. feet
All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(82 plus) A</p> <p>(61-81) B</p> <p>(39-60) C</p> <p>(25-44) D</p> <p>(19-54) E</p> <p>(11-38) F</p> <p>(1-39) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	





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Glebe Meadow
Combining attractive, spacious design with a generous specification and great quality of finishes, Glebe Meadow will appeal to discerning purchasers who would like the convenience of a new build property in an established village setting, without having to compromise on style. Situated immediately adjacent to All Saints Church on Station Road, Long Marston, the development offers ready access to the open countryside as well as the local village amenities including the Queens Head pub, playground, primary school, cricket and tennis clubs.

The market town of Tring with its wider amenities is within 3.5 miles and Aylesbury is just 8 miles away. Both towns provide a large variety of shops, cafés, supermarkets and restaurants. Tring (4.5 miles) and Cheddington (3 miles) stations offer regular services to London Euston and Milton Keynes. Long Marston also offers easy access to walking along the nearby Grand Union canal, Tring reservoirs, College Lake, Ivinghoe Beacon, The Ridgeway and the Chiltern Hills. The road networks locally also offer easy access to the M40, M1 and M25 motorways for venturing further afield.

Unique and Special
We look to ensure that every Laxton development is unique, combining bespoke architecture with its particular setting to create an attractive and well considered collection of homes, tied together with thoughtful landscaping to produce a real sense of place.

At Glebe Meadow, we have sought to design a small but striking development that complements its position adjacent to All Saints Church and provides a well-designed gateway to Long Marston as you approach the village on Station Road. At Laxton we always seek to use good quality materials combined with considered design, craftsmanship and attention to detail, to deliver unique, special and sustainable homes that fit in with their surroundings and yet stand out from the crowd.

Space and Light
All our properties are designed to feel spacious and light. Every property has bifolding doors giving access to the garden for that indoor/outdoor living. Ceiling heights are generous. Every home has a generous single or double garage as well as ample parking. The development will also be well landscaped to ensure that it has a real sense of place and to encourage new wildlife habitats as it becomes established.

Kitchens and Bathrooms
The kitchen plays a central role in any home and we ensure that all our kitchens are spacious and generously equipped. With a high standard of specification, the kitchens have quartz worktops and upstands and a range of high quality, integrated appliances including an induction hob, built-in fridge/freezer, microwave and dishwasher. 3 bed homes also have an integrated washer/dryer, whilst the 4 beds have separate utility rooms. All of the bathrooms are fitted with branded toilets, baths, taps and shower units. Ceramic tiled walls complement the sanitaryware. The bathrooms and en-suites are all fitted with polished chrome towel rails and LED lighting.

The Finishing Touches

Interior

- All our homes are sustainable and designed to achieve an A rated Energy Performance Certificate (EPC)
- White or Natural Oak cottage doors
- Ceilings are smooth finish and walls that aren't tiled are painted with matt emulsion
- Underfloor heating at ground floor with zoned controls; thermostatically controlled radiators to first floor
- Secure composite front doors
- Double glazed, UPVC windows
- Low energy LED lighting throughout
- High efficiency A-rated gas boilers with central heating and pressurised hot water
- Remotely controllable heating system
- TV aerials and wiring for satellite TV
- Superfast fibre broadband directly to the property
- Attic trusses within the roof space with an area lit & boarded out (for possible conversion, subject to any necessary consents)
- Fireplace and wood-burner to the lounge

Safety & security

- Burglar alarm fitted
- Heat alarm to kitchen
- Smoke alarms
- Carbon monoxide alarms

Outside areas

The outside finishes are an important part of any home. Each home has a generous patio area finished in Indian sandstone paving. All gardens are fully turfed or grass seeded. There will also be extensive planting and landscaping throughout the development. All driveways are permeable block paved with ample parking.

Outside taps are provided to the front and rear of the property. All garages have light, power and a car charging point.

Reserving Your New Home

In order to reserve a property at Glebe Meadow a reservation fee of £5,000 will be requested and held by Laxton Properties.

All enquiries via the developer's appointed agents, Sterling Homes.

Please note that all photography is of previous Laxton developments and is shown to be indicative of the fixtures and finish

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 and a utility bill.

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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