



ICKNIELD GARDENS, PITSTONE, LU7 9TG



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£400,000 FREEHOLD

An immaculately presented, two double bedrooms, two bathroom house with generous secluded garden and two parking spaces, built approx. four years ago.

The Aldbury is a beautifully spacious two-bedroom home, in 'show home' condition offering great space for the modern lifestyle. The energy rating B indicates this is a highly energy efficient home with a low environmental impact....so cost effective to run too!

There are two allocated parking spaces; one directly outside the front door and the second is directly opposite. Inside, the light and airy, welcoming entrance hall with guest w/c is an inviting first impression. The fully fitted kitchen comes complete with integrated electric oven and induction hob under an extractor canopy, integrated fridge freezer, dishwasher and combined washer/dryer, leaving plenty of room for a dining table....perfect for entertaining. The lounge at the rear is spacious with French doors opening directly onto the rear garden.

Upstairs, the bedrooms and bathroom are arranged around a spacious landing with a double airing cupboard. There are two genuine double bedrooms and a stylish, contemporary family bathroom. The principal bedroom has fitted wardrobes and a well-appointed en-suite. Outside, the rear garden is spacious, with room to relax and dine. It benefits from backing with the rear neighbours' garden. Several well placed trees have been planted to ensure future privacy.

Ravensmoor is a small development within the village of Pitstone, located at the foot of the Chiltern Hills and ideally positioned betwixt Aylesbury and Leighton Buzzard and just three miles from Tring. A peaceful setting, perfectly situated in the verdant village of Pitstone, Ravensmoor 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, five miles south of Leighton Buzzard, and three miles north of Tring. Ivinghoe village is directly adjoined to Pitstone, allowing you to share the abundance of amenities on offer. Despite its idyllic, 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 3 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.

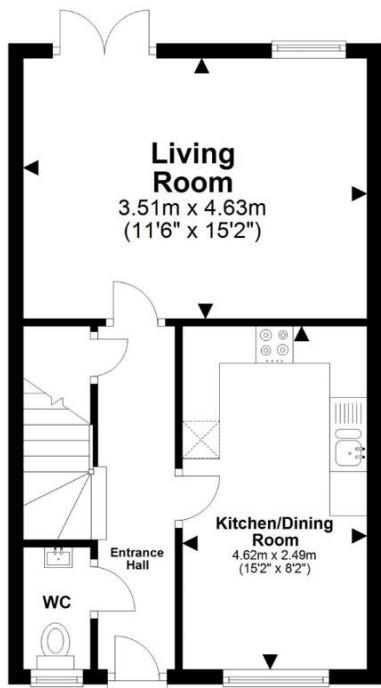
Agents Note: There is a service charge of approximately £300 pa





Ground Floor

Approx. 38.1 sq. metres (410.2 sq. feet)



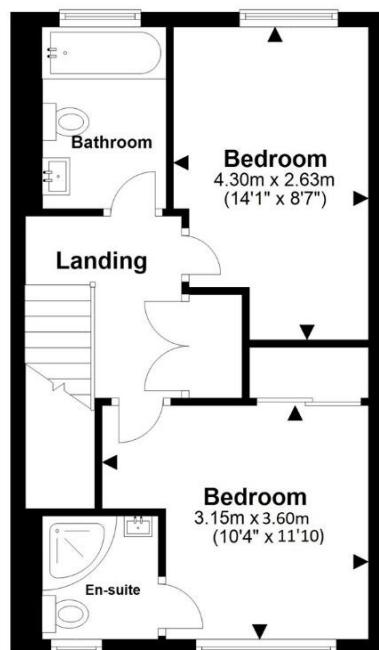
Total area: approx. 76.3 sq. metres (821.7 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO

Plan produced using PlanUp.

First Floor

Approx. 38.2 sq. metres (411.5 sq. feet)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01442 824133

tring@brownandmerry.co.uk

41 High Street, Tring, Herts, HP23 5AA

www.brownandmerry.co.uk

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EPC rating – B Council Tax Band - C