



The Pightle, Pitstone Leighton Buzzard LU7 9GA



It's hard to think of a house with a more delightful view. The house occupies an enviable position, overlooking Green Belt farmland opposite Pitstone Windmill, a 13th century church, Ivinghoe Beacon and Pitstone Hill. You can see amazing sun rises over the Chiltern Hills from the comfort of your own home! But it's not just about the view (or the location for that matter - Vicarage Road is one of the most sought after roads in the area), The house itself has much to offer; beautifully presented throughout, the house benefits from a lovely secluded plot with plenty of space to extend (stp) if required. The ground floor is arranged around an inviting entrance hall with stairs to the first floor and a w/c. There is a well-appointed kitchen, complete with various appliances, plenty of space for entertaining family and guests for dinner, and a lovely glazed bay to sit in and enjoy the garden and views. The kitchen/dining room measures some 19'11 x 18'3, with an adjoining utility room. The dual aspect living room is light and airy and looks onto the garden at the side. Upstairs are four double bedrooms and a family bathroom. Two of the four bedrooms have fitted wardrobes, including the principal bedroom which has a stylish modern en-suite shower and makes the most of that spectacular view.

Outside

Outside, there is a block paved driveway leading to a garage with power and light. The gardens are beautifully tended and wrap around the front. Side and rear, with well maintained hedging and fencing providing lots of seclusion. There is a large lawn with flower and shrub beds and a spacious Porcelain tile patio for entertaining which is access directly from the kitchen.

Location

This sought after Buckinghamshire village, close to the borders of Hertfordshire and Bedfordshire, is situated on the edge of the Chilterns, surrounded by countryside, but with excellent road and rail links close by. The village lies close to some 5,000 acres of National Trust land, where Pitstone Windmill and Ivinghoe Beacon can be found. Village facilities include a recreation ground, general store, village hall and church and primary school. Nearby towns offer a more comprehensive range of facilities, from the boutiques and coffee shops in picturesque Tring and Berkhamsted, to the shopping centres and department stores of Hemel Hempstead and Aylesbury, both of which also boast multiplex cinemas and extensive leisure facilities. Tring train station is a couple of miles away providing a frequent service to London Euston (approx 40 mins).

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





welcome to

The Pightle, Pitstone Leighton Buzzard

- DETACHED HOUSE WITH FRONT, SIDE AND REAR GARDENS
- SOME OF THE FINEST VIEWS IN THE AREA
- POTENTIAL TO EXTEND (STP)
- FOUR DOUBLE BEDROOMS
- WRAP AROUND REAR AND SIDE GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£795,000

A modern four double bedroom detached family home, in one of the areas most sought after locations, with lovely gardens and stunning views over Chiltern Hills Green Belt countryside

The Pightle

Approximate Gross Internal Area = 131.7 sq m / 1418 sq ft

Garage = 14.9 sq m / 160 sq ft

Total = 146.6 sq m / 1578 sq ft



check out more properties at brownandmerry.co.uk
see all our properties on zoopla.co.uk | rightmove.co.uk | sequencehome.co.uk



Property Reference:
TRG109158 - 0004

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.



01442 824133



Tring@brownandmerry.co.uk



41 High Street, TRING,
Hertfordshire, HP23 5AA



brownandmerry.co.uk