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Temptation comes in many forms...



Pitstone
OFFERS IN EXCESS OF £450,000

Pitstone

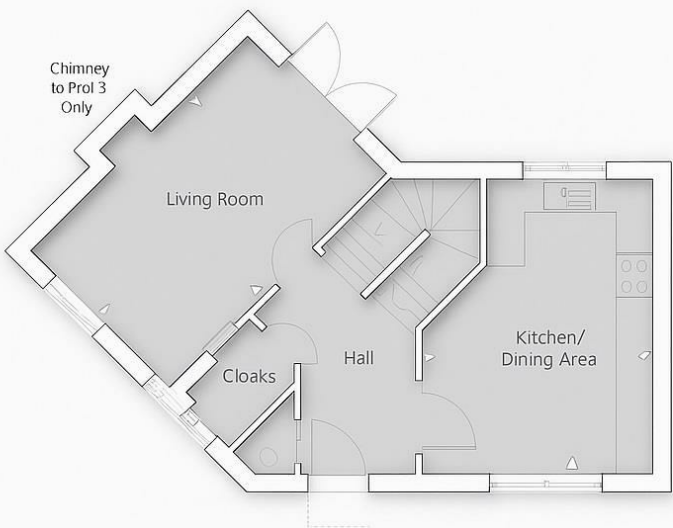
OFFERS IN EXCESS OF

£450,000

A rare chance to purchase a three double bedroom detached family home in an exclusive development on the fringes of Pitstone and Ivinghoe. Offered for sale with no upper chain the property is well presented with an 'eat-in' kitchen/diner, driveway and detached garage to the side with a pretty garden to the rear.



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Kitchen/Dining Area
4.84m x 3.66m (15'0" x 11'3")

Living Room
4.84m x 3.22m (15'10" x 10'6" 6")

Ground Floor
4.84m x 3.22m (15'10" 8")



Master Bedroom
5.04m x 2.39m (10" x 9'3")

Garage
3.00m x 6.00m (9'10" x 19'3")

Bedroom 3
3.26m x 2.78m (10" x 9'11")

Garage
3.00m x 6.00m (9'1 x 19")



Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
		Current	Potential			Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(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				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	





A rare chance to purchase a detached home in an exclusive setting.



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Ground Floor

The ground floor has well presented accommodation to include a dual aspect 'L' shaped kitchen/dining room with windows to the front and rear. Comprehensively fitted with a range of base and eye level units which also incorporates a number of integrated appliances. The principal reception room is based on the other side of the entrance hall and has double doors opening to it along with a dual aspect to include a window to the front and French doors opening to the rear garden. A ground floor cloakroom completes this level..

First Floor

The landing on the first floor has doors opening to all three double bedrooms and to the family bathroom which is fitted with a white three piece suite to include a bath with shower unit and screen over. The principal bedroom boasts both a range of fitted wardrobes and an ensuite shower room.

Outside

To the front of the property is a small lawned area to the front with herbaceous borders beneath each ground floor window and a pathway leading to the front door. To the side of the property is driveway parking which leads to the single garage which has a metal up and over door, power and light and roof eaves space ideal for additional storage. A courtesy door from the garage opens to the rear garden. The rear garden is very private and enclosed by a characterful brick wall with pedestrian gate opening to the front. Mainly laid to lawn the garden has an extensive flagstone patio and a number of mature plantings.

The Location

A peaceful setting, perfectly situated in the verdant village of Pitstone, 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.

Transport Links

Despite its idyllic, remote location, Pitstone 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 Locally

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 note that on occasion we may use AI to enhance our photography. 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 should an offer be accepted. 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 and you understand this is non refundable in any event.

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