



CRISPIN FIELD, PITSTONE, LU7 9BG

# CRISPIN FIELD, PITSTONE LU7 9BG

Guide price **£490,000** Freehold

**This beautifully presented three bedroom detached family home is located in the heart of Pitstone. Boasting ample living accommodation throughout this delightful property is one not to be missed.**

We are delighted to welcome to the market this fantastic three bedroom detached home that is perfectly positioned on a sought after road within Pitstone. Upon entrance you will find a spacious hallway that leads through to the bright and spacious living / dining room which is perfect for entertaining family and guests as this room flows through beautifully to the charming garden room. The extended kitchen has been well designed with ample worktop space and a range of integrated appliances including a stylish wine fridge and a gas range cooker. You will also find a dedicated home office which can easily be adapted to fit your needs.

Upstairs consists of three generous size bedrooms which all provide a bright and airy feel along with built in wardrobes / wardrobe space. The main family bathroom is certainly a strong highlight of this home with a stunning modern finish and a high-spec Frog shower unit with steam sauna, rainfall shower head, massage jets, Bluetooth connectivity, and relaxing chromotherapy lighting-creating a true spa-like experience at home. Further benefits to this wonderful home include a driveway for multiple vehicles, exceptional storage space throughout, side access, loft with pull down ladder and a well maintained private rear garden which offers privacy and tranquillity, ideal for those summer months.

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. 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.

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.

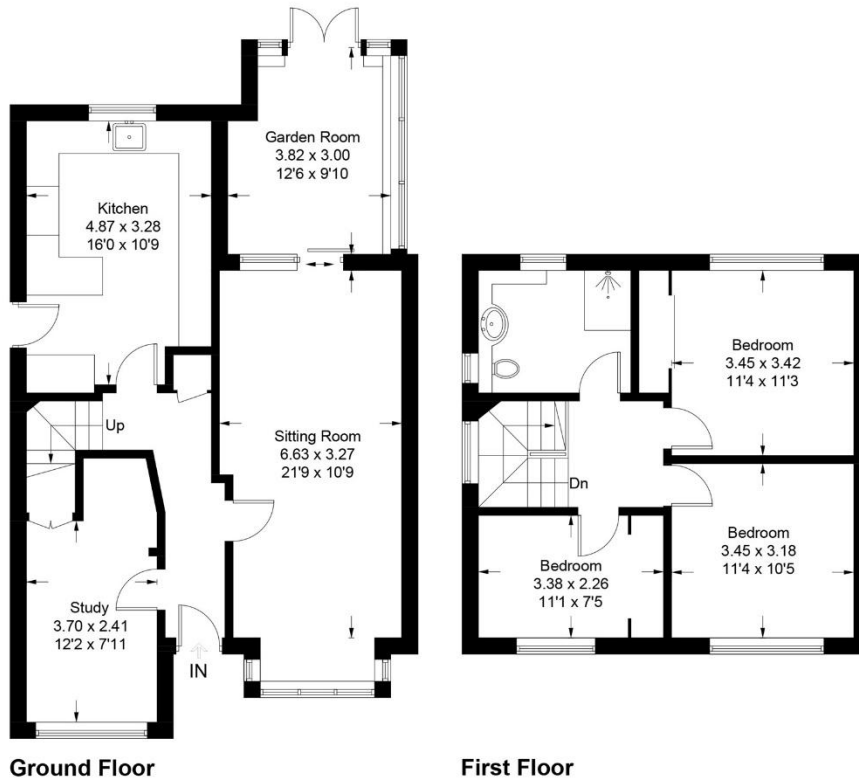
There are also a number of train stations in the local area, including Tring station which is less than 3 miles away and will have you arriving in Northampton in less than 45 minutes. Cheddington Train Station, also 3 miles away, is perfect for city commuters, taking you to London Euston in less than an hour.





# Crispin Field

Approximate Gross Internal Area = 120.4 sq m / 1296 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1282177)

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EPC rating – C Council Tax Band - D

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