

4 Bedroom  
Detached Bungalow  
Extended & much improved

## PITSTONE VILLAGE

4 Grange Road, Pitstone, LU7 9BB



TO ARRANGE A VIEWING CONTACT  
[WESOLDIT.CO.UK](http://WESOLDIT.CO.UK) ON [HELLO@WESOLDIT.CO.UK](mailto:HELLO@WESOLDIT.CO.UK)



# LOCATION

The village of Pitstone enjoys an attractive semi-rural setting at the foot of the Chiltern Hills, offering a desirable balance of countryside surroundings and everyday convenience.

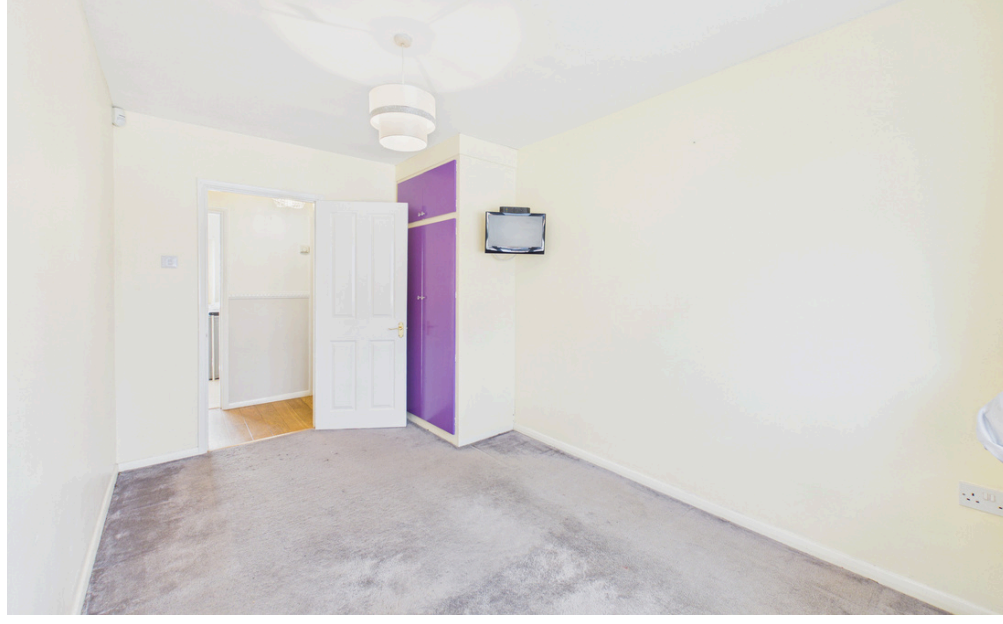
Popular with families, professionals and downsizers alike, the area benefits from a welcoming community feel together with a range of local amenities, village pubs, schooling options and scenic walks close to hand.

DETACHED BUNGALOW  
FOUR BEDROOMS  
EN-SUITE SHOWER ROOM  
ENTRANCE PORCH  
LANDSCAPED GARDEN  
PIZZA OVEN AREA  
TIMBER OUTBUILDING  
WITH POWER & LIGHTING  
OFF-ROAD PARKING  
VILLAGE LOCATION

Nearby reservoirs, open countryside and surrounding trails add to the outdoor appeal. Rail services from Tring provide convenient access towards London, while surrounding road links connect easily to nearby towns and villages.

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We Sold It are delighted to present this well-appointed four-bedroom detached bungalow, situated within the sought-after village of Pitstone and offering spacious, versatile accommodation with excellent outside space. The property has been enhanced by the current owners, including the addition of an entrance porch which leads into a central hallway giving access to the principal accommodation. The layout comprises a fitted kitchen, family bathroom, and a comfortable living room, together with four bedrooms. The principal bedroom benefits from its own en-suite shower room, adding further practicality for modern living. Externally, the property enjoys a low-maintenance landscaped rear garden, thoughtfully designed for both relaxation and entertaining. A standout feature is the impressive covered outdoor entertaining area with bespoke wood-fired pizza oven, creating a unique space for hosting family and friends. The garden also benefits from a timber outbuilding with power and lighting, ideal for storage, hobbies or home working. To the front, there is off-road parking for multiple vehicles. The property is also located on a private road with no fixed maintenance contributions (residents contribute as required). Overall, this is a rare opportunity to acquire a spacious bungalow in a desirable setting, combining flexible accommodation with lifestyle-led outdoor features.







Floor 0 Building 1



Outbuilding

Approximate total area<sup>(1)</sup>  
1335 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



## VIEWINGS

Strictly by appointment with  
[WeSoldIt.co.uk](http://WeSoldIt.co.uk)

*MONEY LAUNDERING REGULATIONS 2017* intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your prompt co-operation in doing so to limit any delay in agreeing a sale.

*THE CONSUMER PROTECTION REGULATIONS 2008* We the Agent have not tested any apparatus, equipment, fixtures and fittings or services and cannot verify that they are in working order or fit for the purpose. We advise any buyer to obtain verification from their Solicitor or Surveyor.

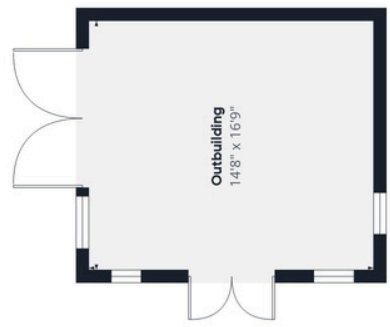
The Tenure of a Property as referenced is based on information supplied by the Seller. We the Agent have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

We would advise you check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require, or professional verification should be sought. We would recommend you do this, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and complete accuracy cannot be guaranteed. All dimensions are approximate. Floor Plan: For illustrative purposes only, not to scale.





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