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Is there a price that would tempt you to sell or let your property? Contact us for a free valuation and let's see if we can tempt you!

# Temptation comes in many forms...



Ivinghoe Aston

OFFERS IN EXCESS OF £850,000

# Ivinghoe Aston

OFFERS IN EXCESS OF

£850,000

Approaching 2,500 sq ft in total and constructed just a couple of years ago yet boasting a character feel throughout to include a stunning open plan kitchen/dining/family room opening directly to the garden, separate living room, utility room, 5 bedrooms to include ensuite to bedroom two and ensuite to bedroom one along with dressing room and good size rear garden with out buildings and detached garden cabin with wood burning stove.

[https://www.instagram.com/reel/DYIutm\\_source=ig\\_web\\_copy\\_link&igsh=](https://www.instagram.com/reel/DYIutm_source=ig_web_copy_link&igsh=)



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## Ashby Villas, Ivinghoe Aston, LU7

Approximate Area = 2145 sq ft / 199.2 sq m  
 Limited Use Area(s) = 61 sq ft / 5.6 sq m  
 Outbuilding = 232 sq ft / 21.5 sq m  
 Total = 2438 sq ft / 226.3 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Sterling Homes. REF: 1456995



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(61-81) <b>B</b>	
(69-80) <b>C</b>		(49-60) <b>C</b>	
(55-68) <b>D</b>		(35-48) <b>D</b>	
(39-54) <b>E</b>		(29-54) <b>E</b>	
(21-38) <b>F</b>		(21-28) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





A chance to purchase a nearly new home offered to the market in first class condition.



#### Ground Floor

The front door opens to a welcoming entrance hall which has 'Herringbone' effect flooring and a range of bespoke fitted wardrobes and cabinets for shoes and hanging for coats. There is characterful panelling to dado height throughout the entrance hall and stairs rising to the first floor. A door opens to a ground floor cloakroom which has tiling to dado height and is fitted with a two piece suite. To the right hand side a door opens to a dedicated living room which has a window to the front and a stunning full height, full width media unit with concealed cabling for wall mounted television with cabinets to either side and under. Moving through the entrance hall to the rear of the property there is a large 'L' shaped kitchen/dining/ family room which spans the entire width of the property. Comprehensively fitted with a range of base and eye level units and including a central island breakfast bar. There is a door opening to the side and floor to ceiling multi paned windows and French doors opening to the rear garden.

#### First Floor

Ascending to the first floor landing there are doors opening to the first four bedrooms and stairs rising to the first floor. The second bedroom is positioned at this level overlooking the front of the property and boasts its own ensuite shower room. The three remaining bedrooms at this level are well served by a family bathroom which comprises a tiled bath with shower unit and screen over.

#### Second Floor

Moving up to the second floor a door opens to a dedicated dressing area which has two Velux windows to the front and leads through to the stunning principal bedroom which measures in excess of 30ft in length and has the advantage of three Velux windows which open into balconettes to the rear and the side providing stunning views to the rear and to the Ivinghoe Beacon to the side. The principal bedroom suite is well served by it's own shower room which has a window to the side and walk in double width shower.

#### Outside

To the front of the property is an extensive gravelled driveway providing ample parking. There is gated pedestrian access which leads to the rear garden which has a large patio area directly to the rear of the house with a pathway leading down the side of the garden to the rear where there is a garden cabin with power, light, wood burning stove its own patio area and portico and home office in addition. The garden is mainly laid to lawn and enclosed by a range of fencing.

#### The Location

Ivinghoe Aston is a small, tranquil hamlet situated at the foot of the Chilterns, on the edge of the Vale of Aylesbury and close to other picturesque villages, Ashridge Forest, Grand Union canal and Tring reservoirs. Local facilities include the Village Swan public house which is owned by the villagers and offers good food as well as a focal meeting point, while the nearby village of Ivinghoe provides a wider range of facilities including a post office, general stores, good local pubs, facility of pharmacy, doctors' surgery and a primary school.

#### A number of towns - On your doorstep!

The historic market towns of Tring, Leighton Buzzard and Berkhamsted offer an eclectic mix of independent, family run boutiques and restaurants, together with national High Street names. Further shopping and recreational facilities can be found at Aylesbury, Hemel Hempstead and Milton Keynes.

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#### Transport Links

Communication links both into London and heading North are excellent. The A5 is around six miles away, while the M1 is approximately 9 miles. The A41 bypass south of Tring provides dual carriageway access direct to the M25. Mainline railway stations can be found at Tring, Cheddington and Leighton Buzzard, with travelling times to London Euston from approximately 35 minutes.

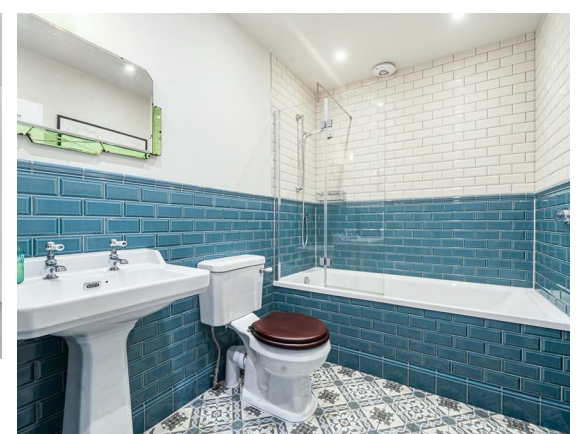
#### Education In The Area

There are a number of good primary schools in the area and grammar schools, including Buckinghamshire Grammar School which the property is in catchment of, in Aylesbury. For those wishing to use the independent sector, Tring Park School for the Performing Arts and Berkhamsted School both have superb reputations.

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. 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 successful. 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, completed AML checks and proof of funds.



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