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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...



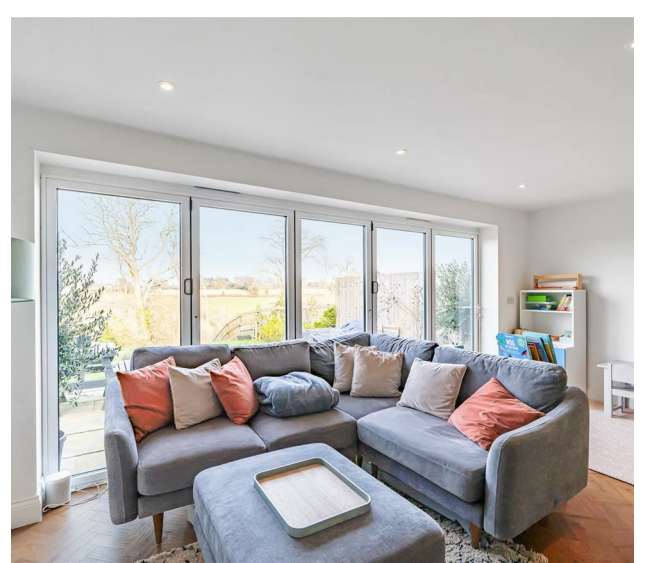
Hawridge,  
OFFERS IN EXCESS OF £800,000

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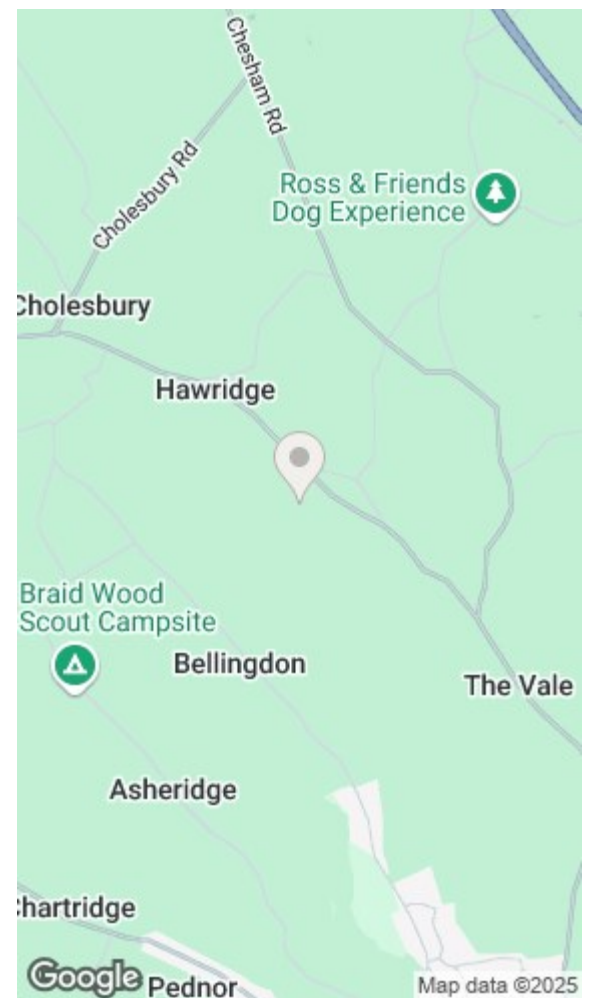
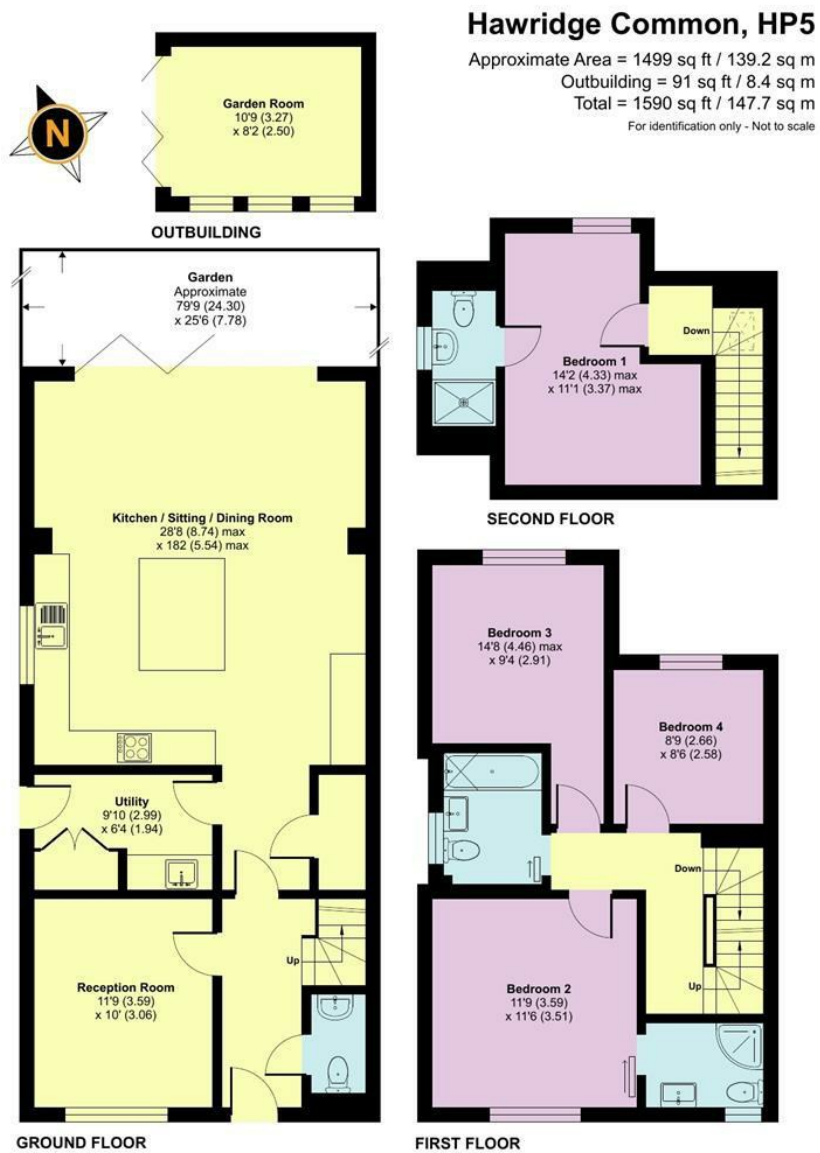
OFFERS IN EXCESS OF

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A wonderfully modern twist on a recently constructed cottage style home in a simply stunning location and yet only moments drive from Tring, Berkhamstead, Chesham and Wendover. The centrepiece of the ground floor is the wonderful open plan kitchen/dining/family space with bi-folding doors. Also boasting a garden cabin for anyone working from home!



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
87	95	A	A
<small>Very energy efficient - lower running costs</small>			
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small>			
<small>Not energy efficient - higher running costs</small>			
<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>			

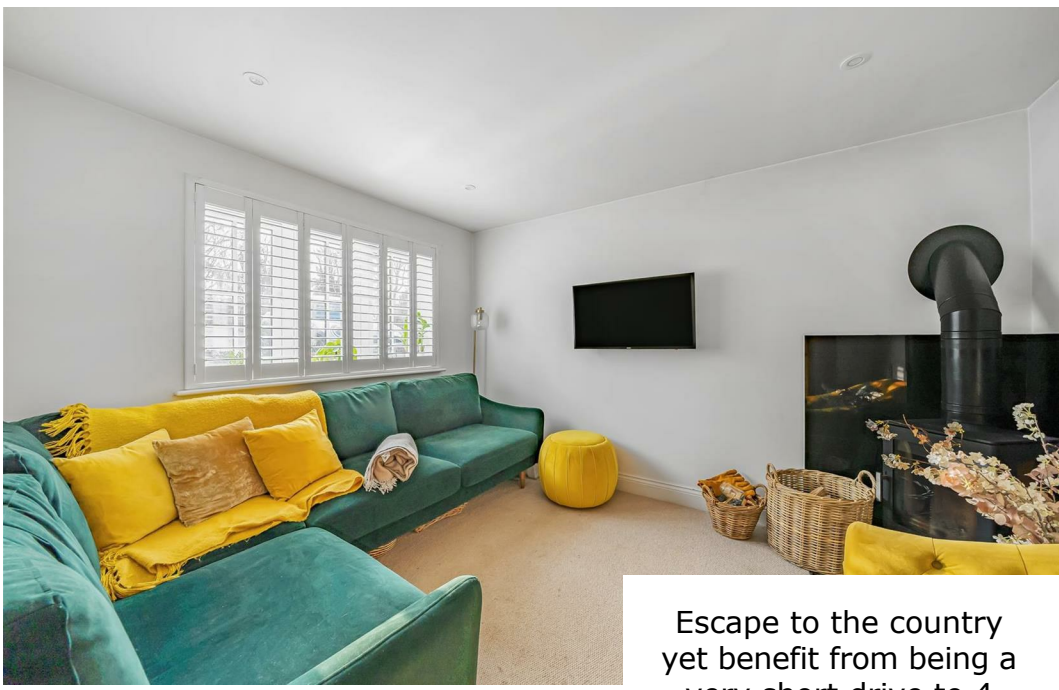
England & Wales EU Directive 2002/91/EC



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Escape to the country yet benefit from being a very short drive to 4 bustling towns with their associated amenities.



**The Ground Floor**  
A light and airy entrance hall welcomes you into the property. To the right hand side a door opens to a ground floor cloakroom while a door to the left hand side opens to a dedicated front room which is the ideal space to enjoy a cosy night in with the wood burning stove roaring! Stairs rising to the first floor also boast a walk in storage cupboard. There is a separate utility room which is fitted with a complementary range of units with space and plumbing for washing machine and a door to the side. The entire rear section of this property is dominated by a simply magnificent open plan family kitchen which has ample space for a dining room table and chairs and an area for sofas. Fitted by the current owners when the property was purchased as a shell, is the show-stopping bespoke kitchen, complete with large central island, designed and built by Red Kite of Beaconsfield. With Quartz worktops, Neff appliances and a large, built-in pantry it forms the hub of this wonderfully contemporary home and offers the style of living today's buyers demand. From here bi-folding doors open to the rear garden.

**First & Second Floor**  
The current owners also installed the two luxuriously appointed ensuite bathrooms which include two ensuites to bedrooms one and two and a family bathroom to serve the remaining two bedrooms. At the first floor level there are three bedrooms with the two at the rear affording very impressive countryside views while the bedroom at second floor level elevates the views yet further.

**Outside**  
To the front of the property is ample off road parking with a pedestrian gate to the side leading to the rear garden. With an extensive patio to enjoy entertaining family and friends long into the evening in the summer months to make the most of the outlook and the Westerly facing aspect. The main portion of the garden is laid to lawn and fully enclosed with a range of fencing with a pathway and steps leading down to the rear boundary where the garden cabin with living roof is positioned. Ideally located to get away from the main house for those working from home, the garden cabin makes the ideal home office, treatment room or teenagers 'hang out'.

**Council Tax**  
Band: F £3,046.47 (2024/25)  
Local Authority - Buckinghamshire

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#### The Location

Hawridge is in Buckinghamshire on the border with Hertfordshire about 4 miles from Berkhamsted and 4 miles from Tring. Communication links are excellent, with the mainline stations in both Berkhamsted and Tring offering regular and direct service to London Euston in approx. 35 mins. Wendover which serves London Marylebone is 5 miles away and Chesham underground station is 4 miles away. The common provides a picturesque rural setting with many miles of footpaths and bridleways throughout the glorious Chiltern countryside designated an 'area of outstanding natural beauty'.

#### Education In The Area

The area boasts some excellent educational facilities, including the local village school (approximately 200 metres from the property), and nearby Tring School. For those wishing to use the independent sector, Tring Park School for the Performing Arts, Berkhamsted School, and Chesham Preparatory School all 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.
- Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.



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