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Is there a **price** that would **tempt**  
you to **sell** or **let** your property?  
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and let's see if we can **tempt** you!

# Temptation comes in many forms...



**Flaunden**  
OFFERS IN THE REGION OF £1,500,000

Flaunden

OFFERS IN THE REGION OF

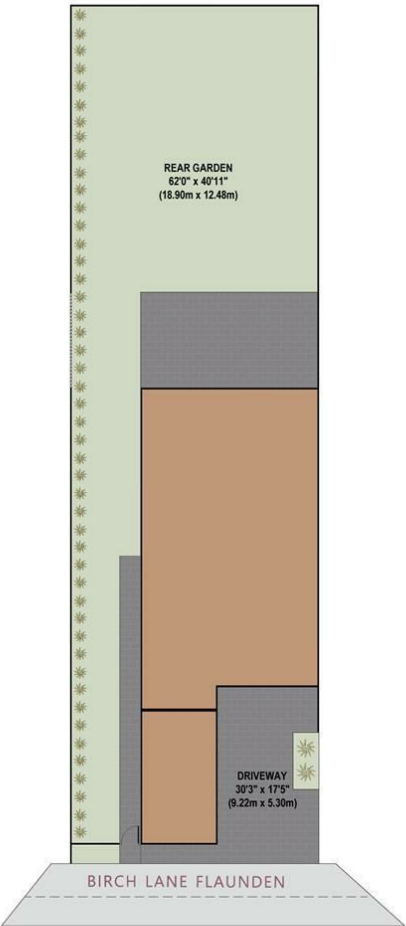
£1,500,000

\*\*\*\*UNEXPECTEDLY AVAILABLE AGAIN - BUILD COMPLETE AND READY TO MOVE IN IMMEDIATELY\*\*\*\*

Measuring in excess of 3,000 sq ft and finished to the very highest of specifications to include a Wychwood hand-painted kitchen, Fisher Paykel electric hobs, Neff microwave and Liebherr fridge freezer, Stovax log burning fire, flexible layout to include 4 bedrooms, 4 bathrooms and a simply stunning rear garden with glorious views and added paddock at the bottom of the garden.



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BIRCH LANE

FLAUNDEN

Approximate Gross Internal Floor Area  
3156 sq. ft / 293.22 sq. m (Including Outbuilding)  
2923 sq. ft / 271.64 sq. m (Excluding Outbuilding)



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Vertas - www.vertasuk.com



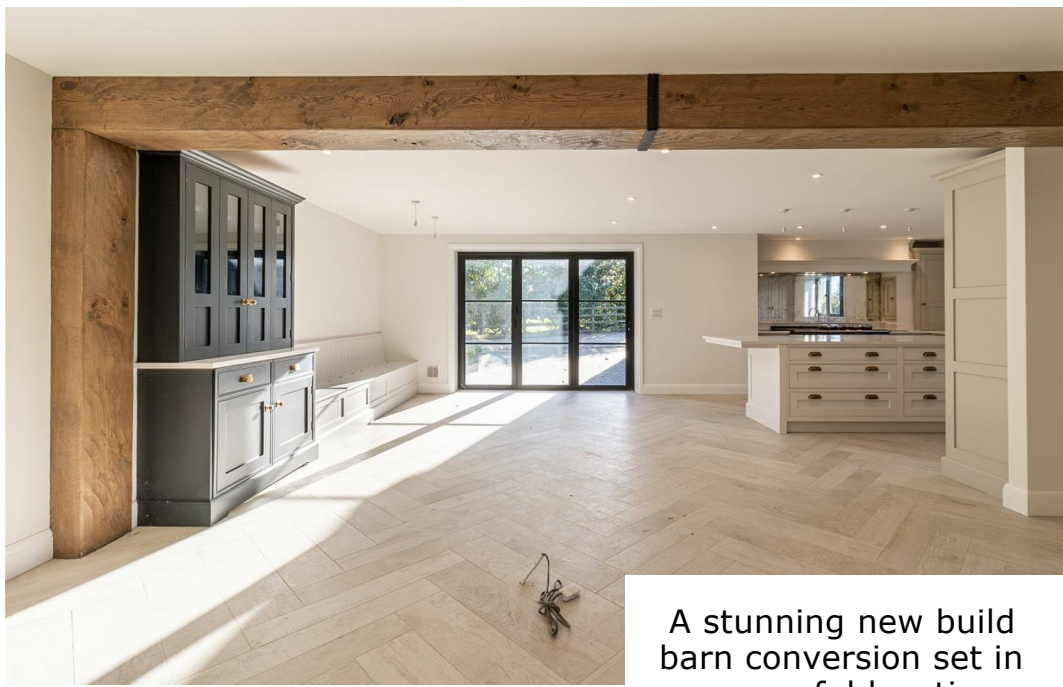
Energy Efficiency Rating				Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(92 plus)	A			(92 plus)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	



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A stunning new build barn conversion set in a peaceful location and backing directly onto countryside.



#### Ground Floor

The front door opens to a spacious reception hallway which has a host of fitted cupboards and leads directly into the stunning reception area of the imposing kitchen/family/dining room which has bi-folding doors opening to the gardens and gives you wonderful views over the countryside beyond. The kitchen area has been fitted with a superb range of base and eye level cupboard with a clever pantry style cupboard and central island. Moving through the ground floor there is a dedicated utility room and a second reception space. A ground floor bedroom with ensuite shower room makes an ideal guest suite!

#### First Floor

Rising to the first floor a spacious landing area has doors opening to a further three double bedrooms all of which boast luxuriously appointed ensuite bathrooms. The principal bedroom has separate dressing and sleeping quarters and leads to a stunning ensuite bathroom with ideally positioned bath to make the most of the uninterrupted countryside views. There are a further two bedrooms on the first floor (making 4 double bedrooms in total) both with ensembles.

#### Outside

At the front of the property there is private driveway parking and roller doors opening to a larger than average garage. The rear garden is an absolute delight. Backing directly onto countryside with rolling views, the garden is mainly laid to lawn and enclosed by fencing. There is a large patio area directly to the rear of the house ideally positioned for entertaining family and friends long into the summer evenings.

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#### The Location

Flaunden is a charming rural village on the Buckinghamshire/ Hertfordshire border in the quiet Chiltern countryside surrounded by woods and farmland, with many miles of footpaths and bridleways to enjoy along with two very popular local pubs within the village. The nearby villages of Sarratt, Chipperfield and Bovingdon provide a good range of local shops, amenities and primary schools. The area is also well served for access into London by train, as well as motorway access, giving you the country lifestyle whilst still being well connected for the commuter.

#### Agents Information For Buyers

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.



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