



www.sterlinghomes.co.uk

Ting, Wendover,
Aylesbury & Villages:
01442 828 222
Berkhamsted Select
& Country Homes:
01442 879 996
Property
Management
01442 822 210
Kings Langley, Abbots
Langley & Watford:
01923 270 666

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...



Wingrave
OFFERS IN EXCESS OF £300,000

Wingrave

OFFERS IN EXCESS OF

£300,000

A stunning character cottage which has been refurbished to exacting standards by the current owner and offered for sale with no upper chain. Positioned in a traffic free location yet close to amenities and a number of country walks.

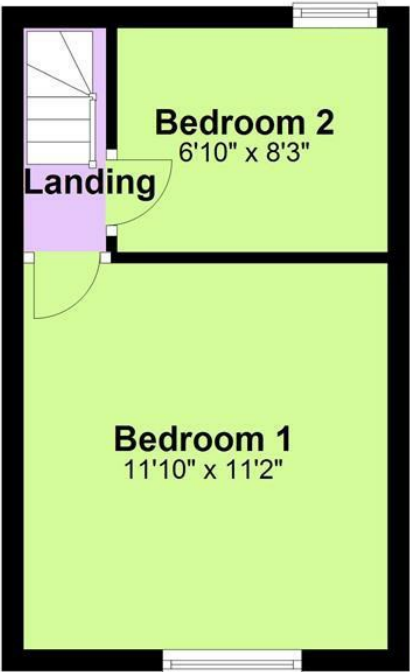


www.sterlinghomes.co.uk

Ground Floor
Approx. 264.0 sq. feet



First Floor
Approx. 212.0 sq. feet



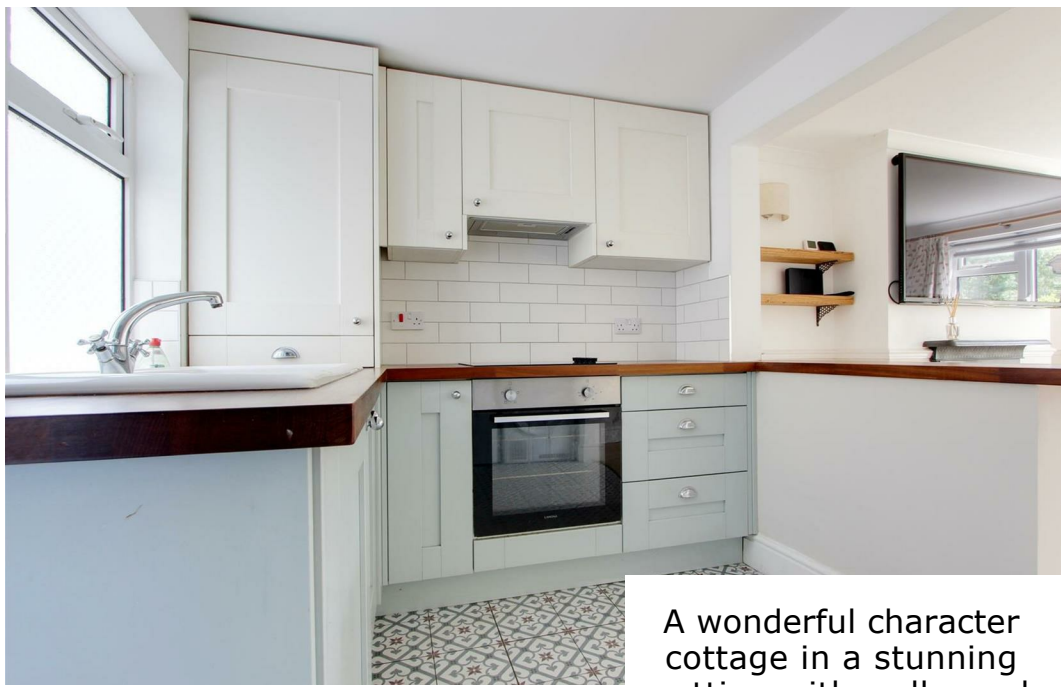
Total area: approx. 476.0 sq. feet

All measurements are approximate.
Plan produced using PlanUp.

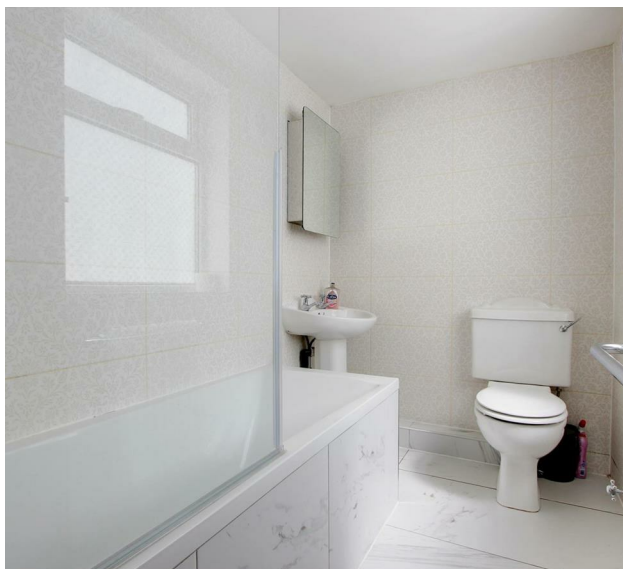


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54)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





A wonderful character cottage in a stunning setting with walks and local facilities on your doorstep.



www.sterlinghomes.co.uk



Ground Floor

The front door with frosted glass panes opens to a wonderful living room which has an open grate fireplace, window to the front and wide plank engineered oak effect flooring. From here the accommodation flows through to the refitted kitchen/breakfast room which has a useful breakfast bar area and is refitted with a range of base and eye level units with integrated stainless steel oven with extractor over. There is a window to the rear and from here a inner lobby has a door opening to the rear courtyard and a door opening to a refitted bathroom which has a panelled bath with shower unit and screen over, low level wc and wash basin.

First Floor

A landing area on the first floor has doors opening to both double bedrooms. The main bedroom is positioned at the front of the property and has wonderful far reaching views over countryside and towards the Chilterns beyond. The second bedroom has a window to the rear and has a deep set over-stairs storage cupboard.

Outside

The garden area is mainly laid to lawn and enclosed by low level picket fencing. There is a mature hedgerow to one side and hardstanding providing the perfect area for an outside table and chairs.

The Location

Wingrave is surrounded by countryside which has a network of footpaths for hikers and dog walkers. The village also has a shop/post office, a combined school, a village hall, two churches, a recreation ground, a public house/restaurant and a sports club. Local private schools are Swanbourne House School, Swanbourne; Tring Park School, Tring; and Egerton Rothesay, Berkhamsted. The property is in the catchment area for Aylesbury's grammar schools.

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.



www.sterlinghomes.co.uk