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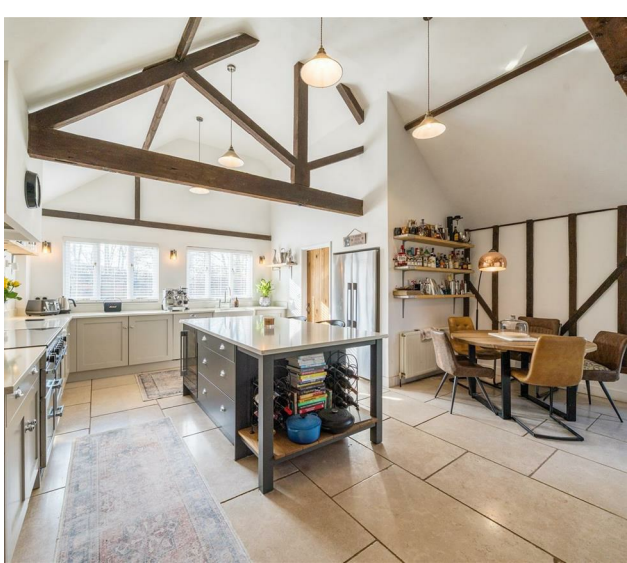
Cheddington
OFFERS IN EXCESS OF £1,000,000

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This property is presented for sale in pristine condition, having undergone a high-quality refurbishment throughout. It includes an adjacent paddock of approximately 1 acre, a detached double garage, and a beautiful detached garden cabin. The home boasts charming character features, such as vaulted ceilings, exposed timber beams, and a wood-burning stove. Early enquiries are highly recommended.



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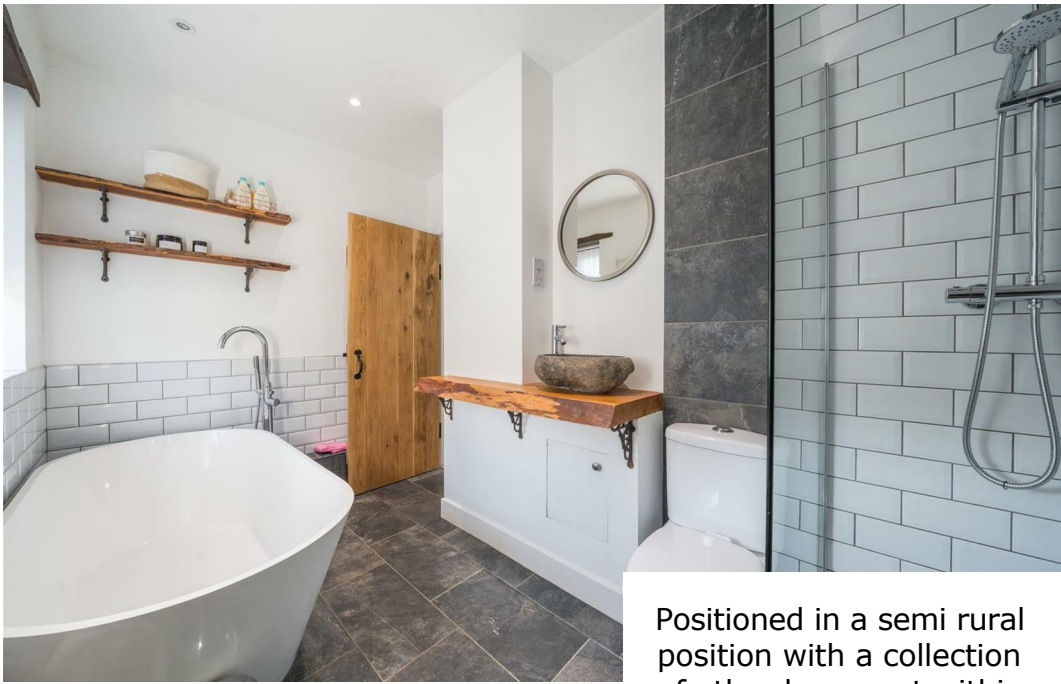
Long Marston Road, Cheddington, LU7

Approximate Area = 1728 sq ft / 160.5 sq m
Garage = 350 sq ft / 32.5 sq m
Outbuilding = 316 sq ft / 29.4 sq m
Total = 2394 sq ft / 222.4 sq m
For identification only - Not to scale



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





Positioned in a semi rural position with a collection of other barns yet within easy striking distance of amenities.



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The Reception Space
Upon entering, you're greeted by a stunning reception area, cleverly divided by an impressive exposed brick chimney breast, complete with a cast iron stove. This expansive space is thoughtfully sectioned into a living area, dining space, and kitchen, each flowing seamlessly into the next. The oversized grey French limestone flooring extends throughout, leading into the kitchen, while exposed timbers on both the walls and ceiling bring warmth and character. The kitchen and dining areas are adjacent to one another, with the kitchen designed by John Lewis of Hungerford. It features a spacious central island with under-cupboards and a sleek Quartz worktop. A range of base and eye-level units, along with drawers, provide ample storage, and the double Belfast sink, positioned under two windows, offers a pleasant view of the garden cabin. Integrated appliances include a Fisher & Paykel fridge/freezer, a wine chiller, and a Rangemaster oven and hob. A door from the kitchen leads to a utility room, which boasts additional matching units and worktops, along with access to the rear garden.

Bedrooms & Bathrooms
All four bedrooms are generously sized, with three featuring vaulted ceilings that add an airy, spacious feel. Bedrooms one and two each have their own ensuite shower rooms, while a beautifully appointed family bathroom, complete with a freestanding limestone bath and separate walk-in shower, serves bedrooms three and four. The high-quality finishes are evident throughout, with all taps and shower fittings sourced from the premium brand 'Vado.' Two of the bedrooms also offer the added benefit of large, floor-to-ceiling fitted wardrobes, providing plenty of storage space.

The Outside
A five-bar gate opens onto a sweeping driveway, with a spacious lawn to one side, leading to a detached double garage featuring power, lighting, and an electric car charging point. The east-facing front of the property provides a perfect spot to enjoy a morning coffee and croissant while watching the sunrise. The rear garden is predominantly laid to lawn, bordered by a mix of fencing, hedging, and mature trees, offering a private, serene setting. The garden cabin, divided into two generously sized rooms, is complemented by a shingle area at the front and along one side. The paddock is a versatile addition, suitable for a variety of uses. For those seeking the good life, there's plenty of space to create an outdoor kitchen, grow vegetable patches, plant fruit trees, or even keep small farm animals for the adventurous. Alternatively, the paddock could simply be left to flourish, attracting a wealth of wildlife in this peaceful and idyllic location.

The Location
The historic village of Cheddington lies towards the eastern side of the county of Buckinghamshire and boasts two public houses, convenience store and various clubs including a tennis club and a football team. Cheddington also boasts close proximity to the Chiltern Hills at Ivinghoe and is just 4.7 miles from the National Trust Ashridge Estate, which comprises some 4000 acres of woodland and common land making for the perfect place for cycling, walking and riding, and many other outdoor pursuits.

Proximity to Stations & Airports
Cheddington mainline station 0.9 miles (London Euston from 41 minutes), Tring town centre 5.8 miles
Berkhamsted 10.9 miles, Leighton Buzzard 6 miles, Aylesbury 9.8 miles, Milton Keynes 18 miles, M1 motorway (junction 11A) 12.6 miles, M25 motorway (junction 20) 18 miles, London Luton Airport 16.3 miles.

Education In The Area
Cheddington Combined School is a mixed, community primary school, that takes children between the ages of 4 and 11. For older children, Aylesbury grammar schools are approximately 9 miles away and include Aylesbury Grammar School for Boys, Aylesbury High School for Girls and the Sir Henry Floyd. Berkhamsted, a much loved historic town, includes the renowned Berkhamsted School for Girls and Boys while the preparatory school at Swanbourne is 11.9 miles distant while the renowned Tring Park for Performing Arts is just a 10 minute drive.

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. The charge for this is £75 plus VAT per person.
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