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Tring
£920,000

Tring

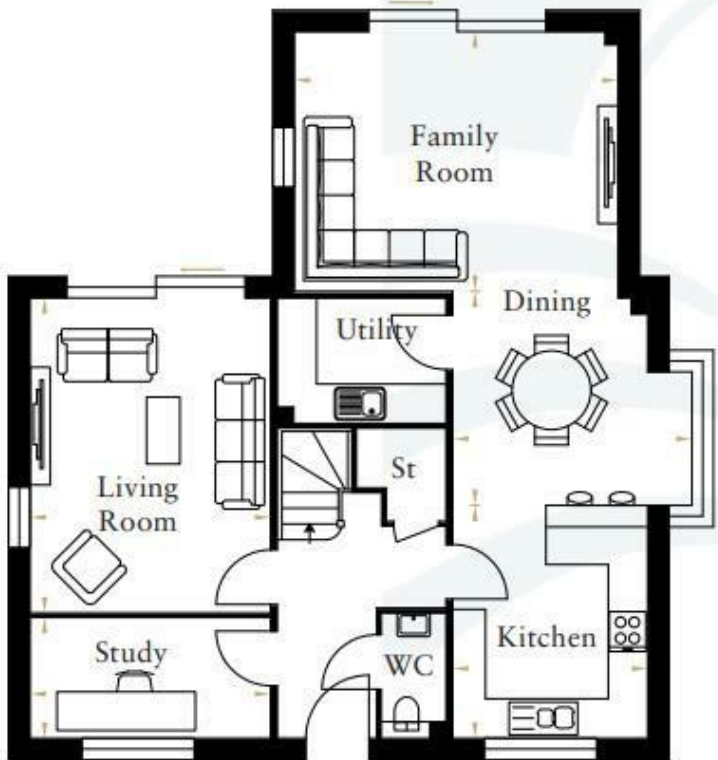
£920,000

An impressive detached family home extending to 1,765 sq. ft, positioned in central Wilstone, within the exclusive Rectory Fields development and a short drive from Tring. The ground floor centres on an open-plan kitchen/dining/family room spanning the length of the house, with French doors to the rear garden. A separate living room also opens onto the rear patio, and there is a dedicated home office to the front of the house. Upstairs are four generous bedrooms and three bathrooms, two of them en-suite. Off-plan reservations are being taken immediately.



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Ground floor



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	

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Ground Floor
The welcoming entrance hall gives access to the staircase and to the living room, home study and kitchen/dining/family room. The impressive kitchen/dining/family room runs the length of the house as a single open-plan space, with French doors providing direct access to the garden. The kitchen is fitted with integrated appliances and composite worktops/splashback/upstands, with a breakfast bar dividing the cooking and living areas without closing the room off. A WC and store cupboard completes the ground floor, which benefits from underfloor heating and Amtico flooring to select areas. The study is a separate room, suited to working from home.

First Floor
The principal bedroom offers generous storage with built-in wardrobes and an en-suite shower room finished with a vanity unit, heated towel rail, Amtico flooring and modern white sanitaryware. Bedroom two also has built-in wardrobes and its own en-suite, finished with contemporary Minoli wall tiles and Amtico flooring. Two further bedrooms lead off the landing and are served by a family bathroom.

Outside
A landscaped front garden and block-paved driveway provide off-road parking and lead to a single garage with power and lighting. To the rear, a patio runs the width of the house and opens onto the garden, which comes complete with an external tap, double power socket and lighting as standard. Energy efficient features include an air source heat pump and EV charging point.

The Location
Wilstone sits on the border of the Chilterns Area of Outstanding Natural Beauty, with footpaths leading directly into open countryside and the Grand Union Canal towpath running past the village. It is a quiet setting within an established community. Tring is minutes away for everyday amenities, and its station offers direct trains to London Euston in as little as 28 minutes.

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. Completed Confirmation of Offer Form.
2. We will require documentary evidence to support your methods of funding e.g. Bank statements, accountant/solicitor letter, mortgage agreement in principle.

1. Copies of your Passport as photo identification.
2. Copy of a recent utility bill/photo card driving License as proof of address.

Unfortunately, we will not be able to progress any proposed purchase until we are in receipt of this information.

Images
Please note some images are indicative CGI S.

Developers Brochure
https://rectory-housing.cdn.prismic.io/rectory-housing/Z4jN55bqstJ99hPn_RECTORYFIELD_October24-.pdf

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