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Tring
£675,000

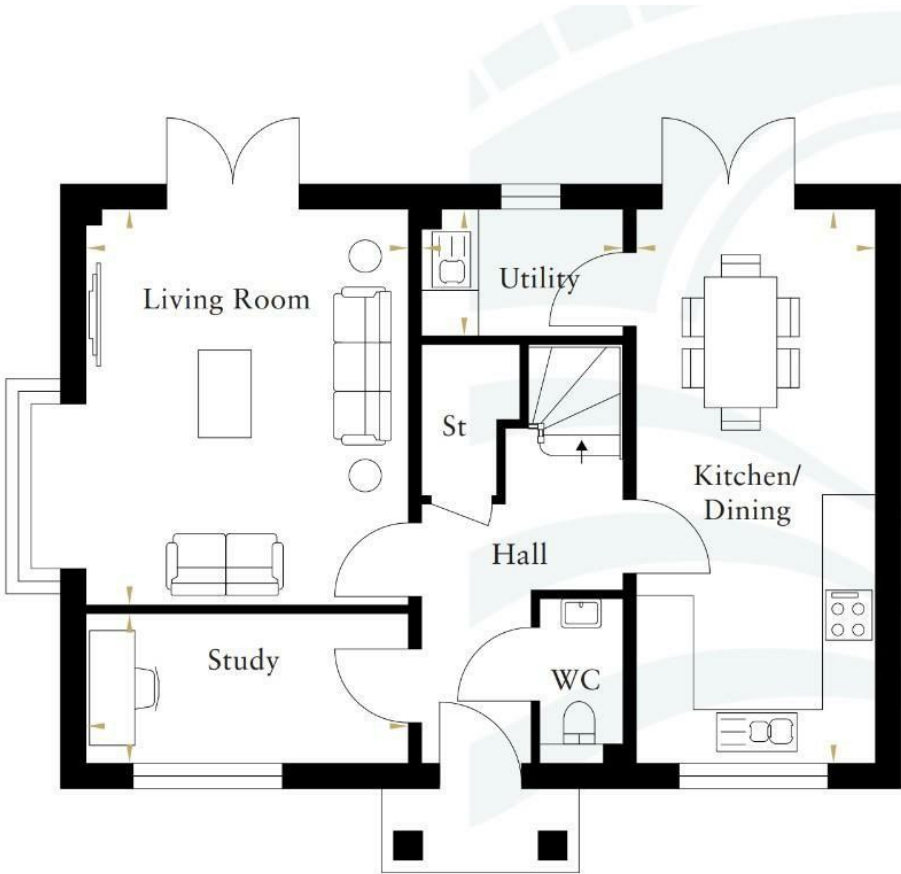
Tring

£675,000

An exceptional detached four-bedroom home with a brick and flint façade, forming part of the sought-after Rectory Fields development in the heart of Wilstone, a short drive from both Tring and Berkhamsted. Plot 25 - The accommodation is arranged for relaxed family living: a high specification kitchen/dining room running the full depth of the house, a separate utility, a dedicated study, and a living room with bay window. Upstairs are four spacious bedrooms and two bathrooms. A landscaped garden, block-paved driveway and single garage complete the property. Off-plan reservations are being taken now.



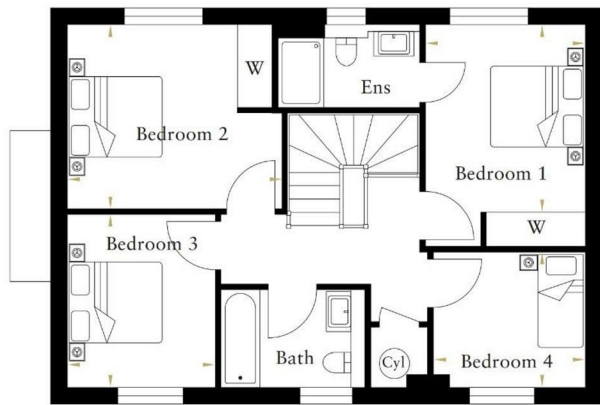
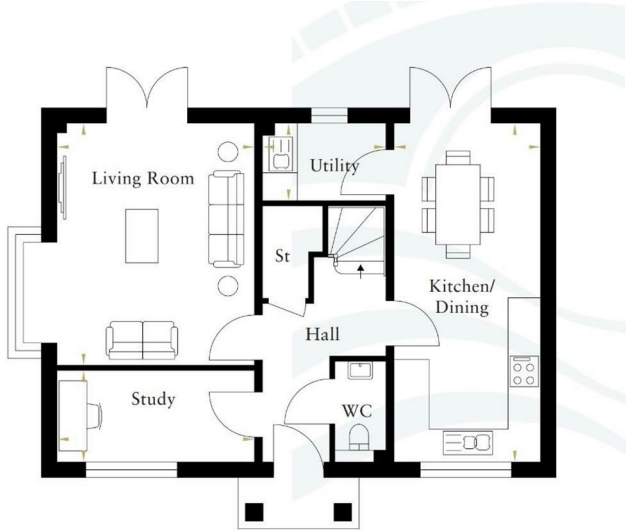
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) 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 leads to a selection of reception spaces, including an impressive kitchen/dining room which runs the length of the house, with French doors opening directly onto the garden, and is fitted with integrated appliances, composite stone worktops with matching splashback/upstands and under-cabinet lighting. A separate utility room sits alongside.
The bright living room has a bay window to the side and French doors leading to the rear garden. A dedicated home study is accessed off the entrance hall, set apart from the main living space.
Underfloor heating runs throughout the ground floor, powered by an air source heat pump, with Amtico flooring to select areas.

First Floor
Upstairs, there are four generously sized bedrooms - The principal bedroom has built-in wardrobes and a high-quality ensuite, finished with a vanity unit, heated towel rail, Amtico flooring, stylish Minoli wall tiles and modern white sanitaryware. Bedroom two also has built-in wardrobes. Two further bedrooms are served by a contemporary family bathroom. Select bedrooms are fitted with USB sockets.

The Outside
The front garden is landscaped, with a block-paved driveway providing off-road parking and leading to a single garage with power points and lighting. To the rear, a patio runs the width of the house and opens onto the garden, which is fitted 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 is a village in the Hertfordshire countryside with a strong sense of community, sitting on the edge of the Chilterns Area of Outstanding Natural Beauty and along the Grand Union Canal. The towpath offers walks past humpback bridges, painted narrowboats and working locks, with open countryside beyond.
Everyday amenities are found in nearby Tring, where the station runs direct trains to London Euston in as little as 28 minutes. Berkhamsted is also within easy reach.

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.

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