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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...

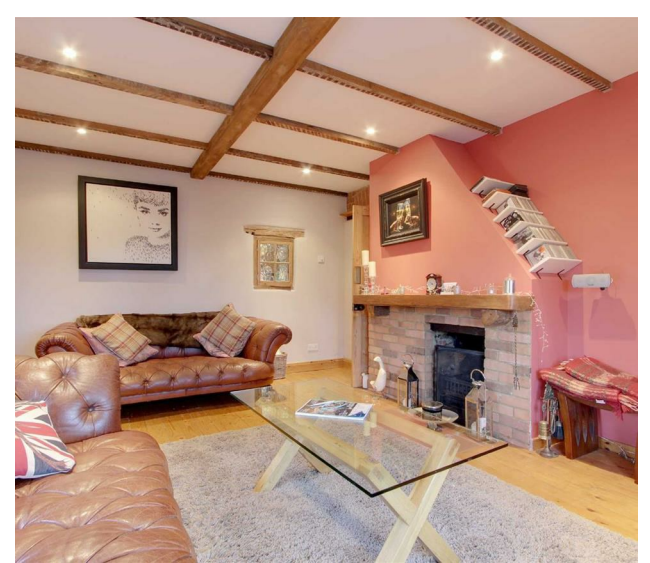


# Wingrave

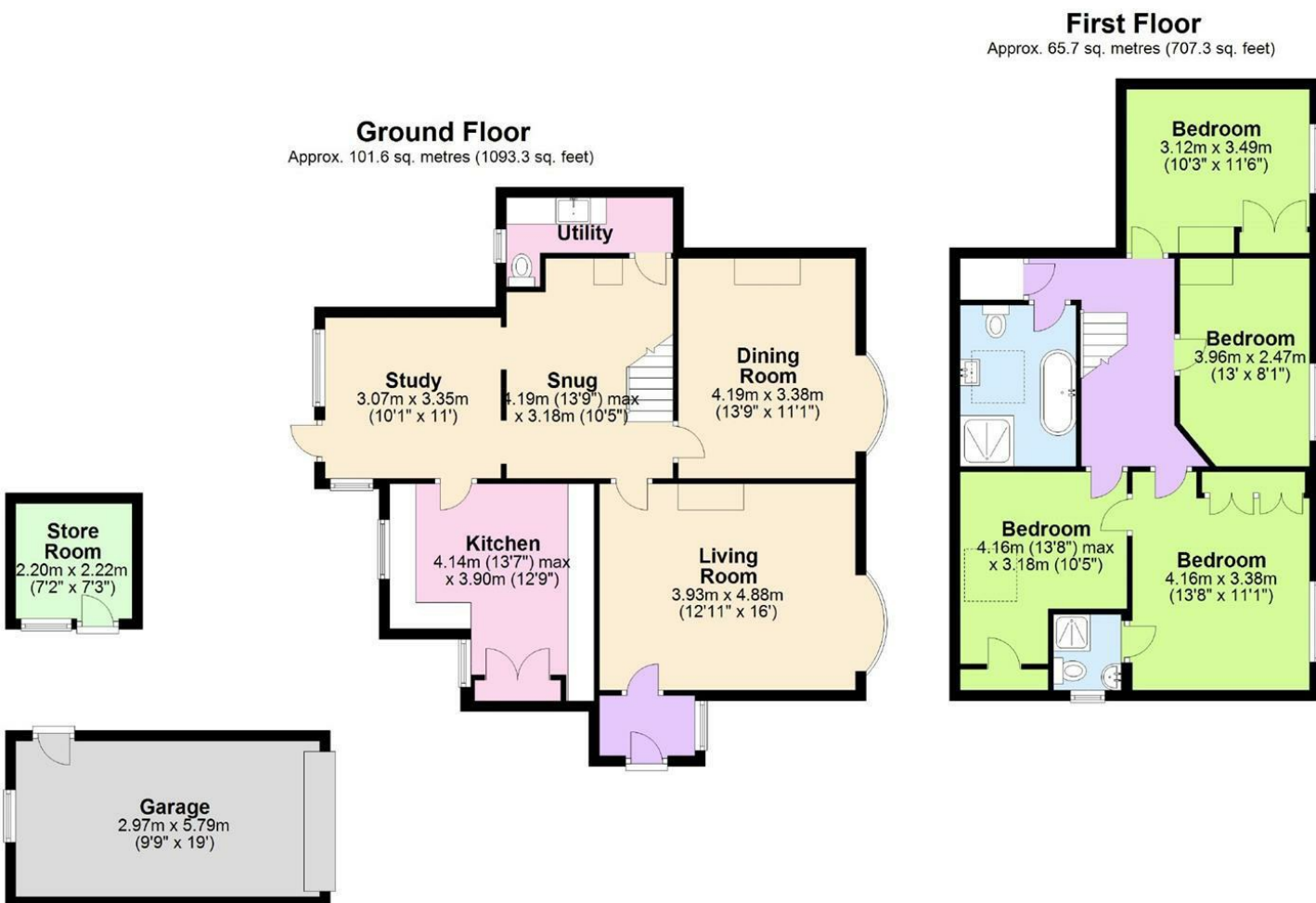
OFFERS IN EXCESS OF

£675,000

A wonderful chance to purchase a semi detached Rothschild property with wonderful rolling countryside views to the front and a wealth of character features..



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Total area: approx. 167.3 sq. metres (1800.6 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	51	A	C

Energy Efficiency Rating: 84 (Current), 51 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: A (Current), C (Potential).



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A stunning semi detached Rothschild cottage in the heart of Wingrave with stunning views to the front over countryside and towards the Chilterns beyond.



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**Ground Floor**  
Boasting a wealth of character features and the flexibility of four reception rooms the current owners use the two reception rooms at the front of the property as a formal dining room and a formal living room - both of which have open grate fireplaces. The other two reception areas are being used as a study and snug which has a wood burning stove. The 'L' shaped kitchen is well equipped with a range of base and eye level units and granite work tops over. Additional features to the kitchen are the Rayburn and the Butler sink. A 'Lootility' room which has space and plumbing for the washing machine, wash basin and wc finish off the ground floor.

**First Floor**  
A spacious galleried landing area has doors opening to all four double bedrooms and to a luxuriously appointed family bathroom which has the advantage of both a freestanding bath and a separate shower cubicle in addition to the wash basin and WC. Three of the four bedrooms are overlooking the front which provides stunning elevated views over countryside and towards the Chiltern Hills beyond. Additionally three of the four bedrooms also have fitted wardrobes while the principal bedroom has an ensuite shower room.

**Outside**  
To the front of the property is a block paved driveway which extends to the side of the property and provides ample off road parking. The driveway leads to the detached larger than average garage which also has a pedestrian door into the garden. A pedestrian gate at the side opens to the garden which is westerly facing in aspect and has a large timber deck to one corner - an ideal space for entertaining, and is mainly laid to lawn while fully enclosed by a range of fencing.

**The Location**

Wingrave is considered one of Buckinghamshire's finest villages, with a thriving community, village shop/post office and public house. It benefits from a primary school and a choice of secondary education in the local area, including the Aylesbury Grammar schools. Commuters are served by fast and frequent rail services into London Euston from nearby Cheddington, Tring or Leighton Buzzard railway stations.

**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.

Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.



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