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Is there a **price** that would **tempt**
you to **sell** or **let** your property?
Contact us for a **free valuation**
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Temptation comes in many forms...



Wingrave, Aylesbury

£3,250 PER CALENDAR MONTH

Wingrave,

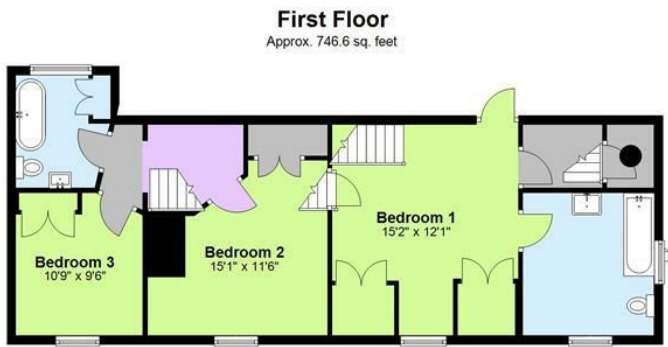
PER CALENDAR MONTH

£3,250 Per Calendar Month

Sterling Lettings are pleased to offer for let this fabulous four bedroom detached family home set in the popular Buckinghamshire Village of Wingrave. This delightful property, a former Public House, offers a wealth of period features and benefits from wonderful views over neighbouring countryside. Internally the accommodation comprises four well appointed bedrooms, three bathrooms, four reception rooms, kitchen/breakfast room and useful cellar. In addition to a double garage and driveway parking the property also benefits from mature front & rear gardens with seating area perfect for outdoor entertaining. Offered Unfurnished & Available September 2025! Pets Considered!



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Total area: approx. 1107.9 sq. feet



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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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* Fabulous Detached Family Home *
 Four Bedrooms * Four Receptions *
 Three Bathrooms *
 Kitchen/Breakfast Room * Garage &
 Driveway * Stunning Views * Front &
 Rear Garden with Seating Area *
 Village Location * Unfurnished *
 Available September 2025! *



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Distance to Stations
 Cheddington Station (5.2 Miles)
 Leighton Buzzard Station (6.1 Miles)
 Tring Station (7.2 Miles)
 Wendover Station (9.5 Miles)
 Berkhamsted Station (11.2 Miles)

Distance to Schools
 MacIntyre School (0.5 Miles)
 Wingrave C of E Combined School (0.7 Miles)
 Long Marston VA C of E Primary School (2.8 Miles)
 The Cottesloe School (3.5 Miles)
 Overstone Combined School (3.6 Miles)
 The Kingsbrook School (4.7 Miles)
 Cheddington Combined School (5.1 Miles)

Monies Payable
 There are no administration fees for the preparation of tenancy, the following costs are however applicable:

Holding Deposits - limited to a maximum of 1 week's rent and subject to statutory legislation on the refund of this payment should the tenancy not go ahead.

Security Deposits - limited to 5 weeks rent as a maximum amount for tenancies where the annual rent is below £50,000, deposits for tenancies where the annual rent is £50,000 or more are limited to the equivalent of 6 weeks rent.

Late Rent Payment - Interest on late rent will be charged at base rate plus 3% on a daily basis from the rent due date - This charge will be levied if a payment is not received in cleared funds by the due date as per the terms of the tenancy agreement. Repayment of interest due will take priority over any rent payments due to avoid outstanding amounts "rolling up"

Tenancy Amendments - £60 Inc VAT - This charge will be levied prior to any amendments (which will be subject to landlord agreement) being made to the standard tenancy agreement.

Breach Of Tenancy - £60 Inc VAT - This charge will be levied if we have to write to you about any breach of tenancy, examples of this include unauthorised pets at the property, smoking inside the address, failing to maintain liability insurance or rent not being received by the due date.

Early Vacate - Costs vary by property and specific circumstance - This charge will be levied if you seek to vacate before the end of any agreed fixed term tenancy at the property and WILL BE PART OF any agreement on vacating terms.

Agency Reference for new tenancy - £30 Inc Vat Per Tenant - This must be paid every time a request is received in order for us to provide any requested information relating to a current/previous tenancy with us to any new landlord/agent.

Material Information
 Rent - £3,250.00 per calendar month (£750.00 per calendar week)
 Deposit - £3,750.00
 Tenancy Term - 12 Months
 Council Tax Band - G (Buckinghamshire Council - Aylesbury Vale District)
 Pets Considered - Yes



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