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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...



# Pitstone

## ASKING PRICE

£625,000

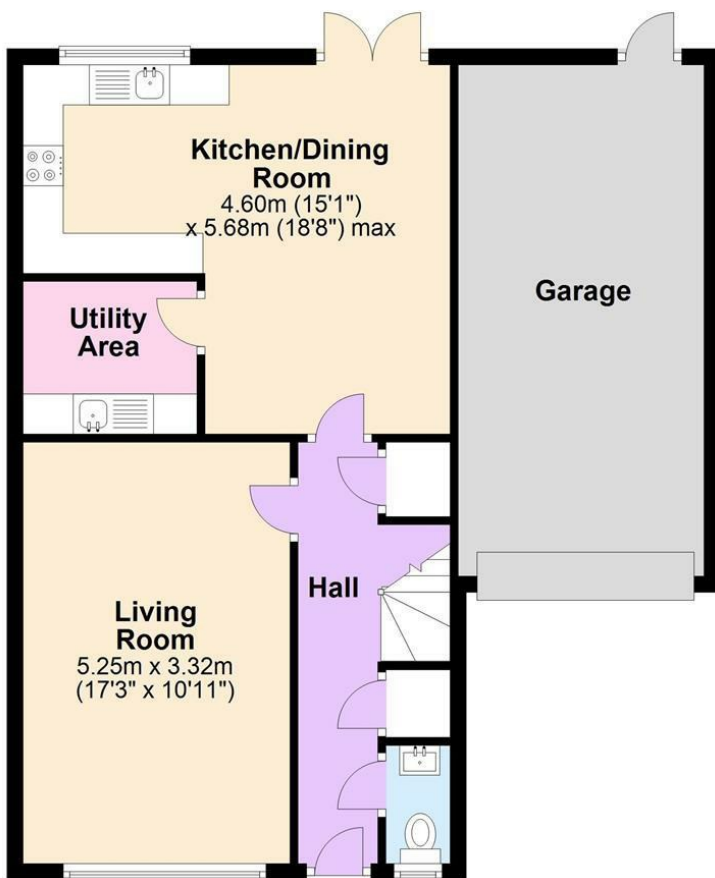
The Orchid is a lovely 4 double bedroom family home with ensuite to the master bedroom and a large 'eat in' kitchen/dining/family room with separate utility. High specification finishes throughout and build complete for a pre-Christmas move in!



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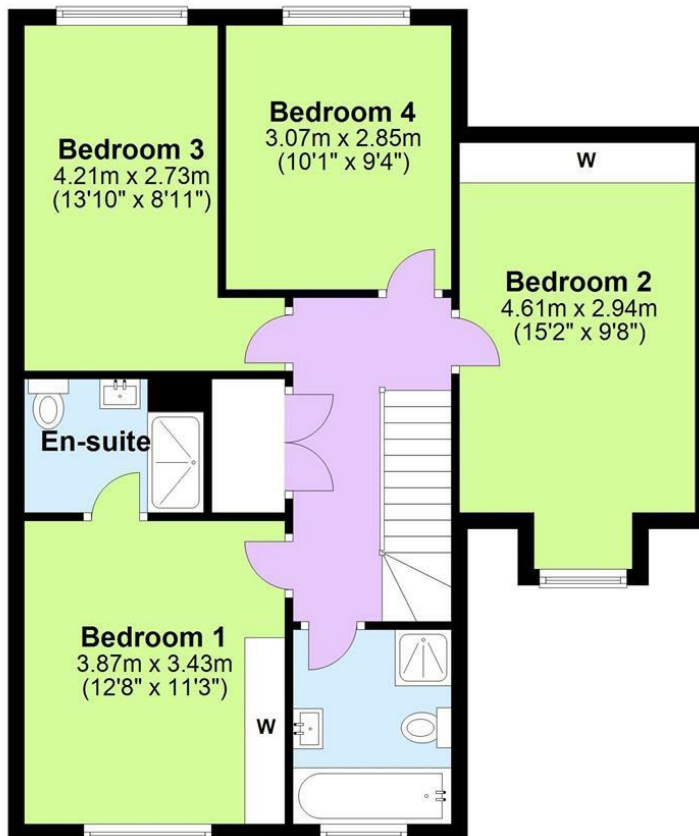
### Ground Floor

Approx. 73.1 sq. metres (786.6 sq. feet)



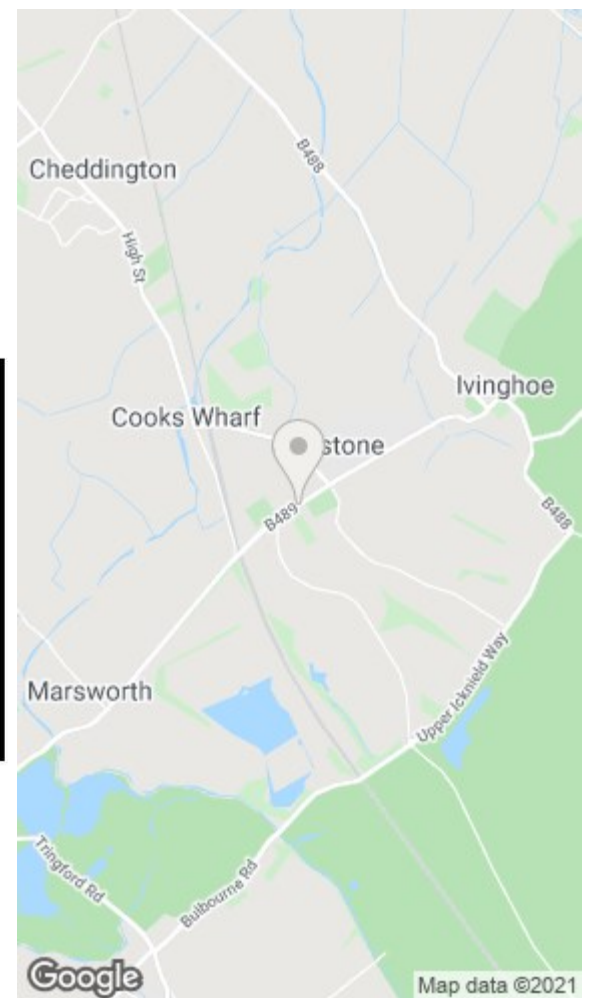
### First Floor

Approx. 67.8 sq. metres (729.7 sq. feet)



Total area: approx. 140.9 sq. metres (1516.3 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



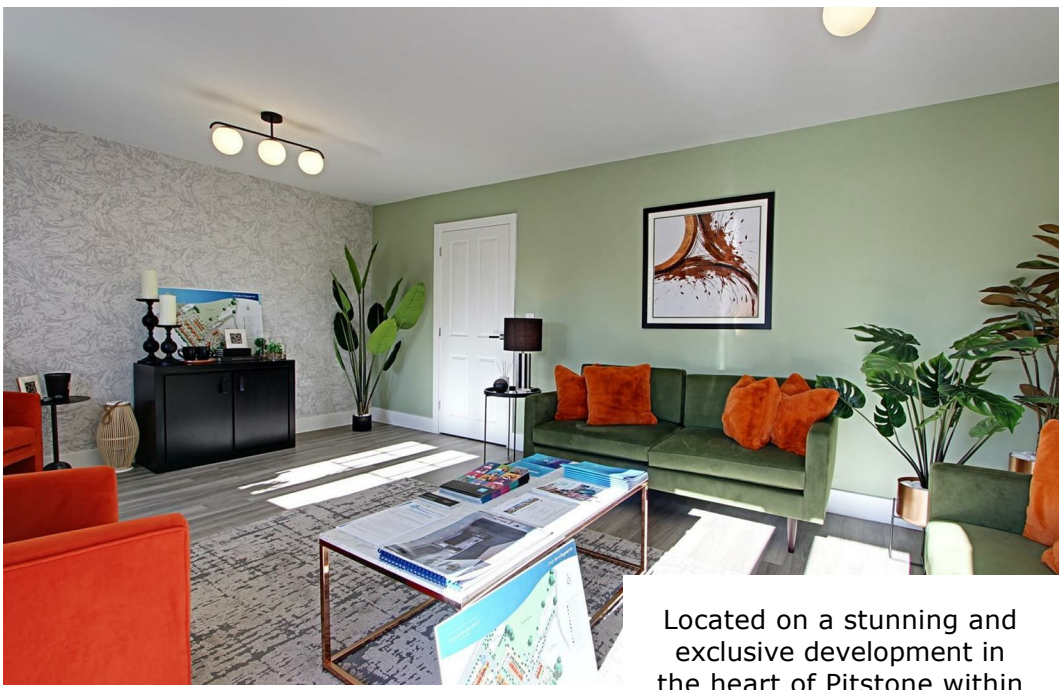
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	



**ravenmoor KEY**

- THE ALDBURY
- THE CHEQUER
- THE SPRINGTAIL
- THE CHILTERN
- THE HADDINGTON
- THE HAREBELL
- THE MEADOW
- THE ORCHID
- THE TURVILLE
- THE ASHRIDGE
- THE ROCKROSE
- THE WENDOVER
- AFFORDABLE HOUSING





Located on a stunning and exclusive development in the heart of Pitstone within easy reach of Tring & Berkhamsted.



**The Property**

With only two plots remaining of this type, The Orchid is a wonderful family home measuring in excess of 1500 sq ft and offering highlights to include a large 'eat in' kitchen/dining/family room positioned at the rear of the house with a separate utility. A dedicated and well proportioned living room and cloakroom complete the ground floor while ascending to the spacious first floor landing there are doors giving access to four genuine double bedrooms. The main bedroom has a range of fitted wardrobes and an ensuite with walk in double shower cubicle.

**Specification - The Kitchen**

Contemporary fitted kitchens in a range of colours. Laminate worktops and up-stands. Under-cabinet LED lighting. Stainless steel one and a half bowl sinks with chrome mixer tap. 4-zone stainless steel gas hob. Stainless steel double oven to 4 bedroom homes. Stainless steel extractor hood. Integrated fridge freezer and dishwasher. Soft close doors and drawers. Plumbing for washing machine/tumble dryer to the utility. Single bowl sink with chrome mixer tap to utility.

**Interior Decor**

Internal walls painted throughout in white. Skirting boards, architraves and staircases are painted in a white satin finish. White painted panelled internal doors come with polished chrome ironmongery. Fitted wardrobes are provided to the master bedroom and bedroom 2..

**Bathroom & Ensuite**

High quality white sanitary-ware accessorised with stylish chrome mixer taps. Modern WCs with concealed cisterns and chrome flush plate. Vanity units below basins and shaver socket. Showers with chrome/glass screens with overhead shower and handset. Shower fitted over baths with chrome/glass screens. European ceramic wall tiles, full height around bath where shower over and shower enclosures and half height to all other walls where sanitaryware is fitted, all finished with chrome edge trim (cloakrooms feature splashback tiling to the basin). Amtico flooring in a range of colours to co-ordinate with tiling. Heated chrome towel rails to bathrooms, en-suites and cloakrooms.

**Heating & Electrical**

Gas fired central heating throughout with radiators and thermostatic controls. Seven-day electronic programmer with wall-mounted thermostat to each zone. LED downlights to kitchen, bathroom, en-suite and cloakrooms, with pendant lighting elsewhere. Light switches and sockets in white (kitchen and bedrooms have a socket with USB port for easy charging). Sockets to kitchen in chrome. TV point and provision for Sky Q TV multi-room. BT master point. Dual voltage shaver socket to bathroom and en-suite. Mains powered smoke alarm for safety. Carbon monoxide alarm. Chrome doorbell push and mains powered chime set. Power and light provided within garages. Fibre Broadband included in all homes. Electrical provision for home office working.

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**External Spec**

PVCu windows. Front door, with door bell and porch lighting. Lighting to rear in chrome, with external waterproof socket to rear patio area. External tap. Landscaping will be in accordance with plans approved by the local authority. Gardens are all fully laid to lawn at the rear with patio.

**The Location**

Despite its idyllic, remote location, Ravensmoor is superbly connected whether you are travelling locally, or further afield. For commuters, The M1 is under 40 minutes away, along with the A41 which can be reached in less than 15 minutes, giving you easy access to London and further north up to the West Midlands and beyond. For international travellers, Luton and Heathrow airport are just a 30 and 45-minute car journey away, respectively; putting trips abroad in easy reach. There are also a number of train stations in the local area, including Tring station which is less than 3 miles away and will have you arriving in Northampton in less than 45 minutes. Cheddington Train Station, also 3 miles away, is perfect for city commuters, taking you to London Euston in less than an hour.

**Local Amenities** - Ravensmoor is surrounded by amenities that make for convenient day to day living. The area benefits from a number of doctors' surgeries, pharmacies and opticians, all within walking distance, for your important appointments. For your living essentials, there is a convenience store right on your doorstep, as well as a number of farm shops and markets, selling fresh local produce. Less than 10 minutes away you will also find a Co-op, Tesco and Marks and Spencer Food Hall. **Education** - For growing families, there is a selection of highly rated schools to choose from, all within close proximity. Brookmead Primary School, rated Good by Ofsted, is only half a mile away from Ravensmoor, as well as the Tring School, which is a 9 minute drive away, making the school run a breeze. Just a short drive away there is also Aylesbury Grammar School, for children of secondary school age, rated Outstanding and highly regarded by parents alike.

\*Photographs show typical Nicholas King homes.



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