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you to **sell** or **let** your **property**?  
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and let's see if we can **tempt** you!

# Temptation comes in many forms...



Pitstone

OFFERS IN EXCESS OF £325,000



Pitstone

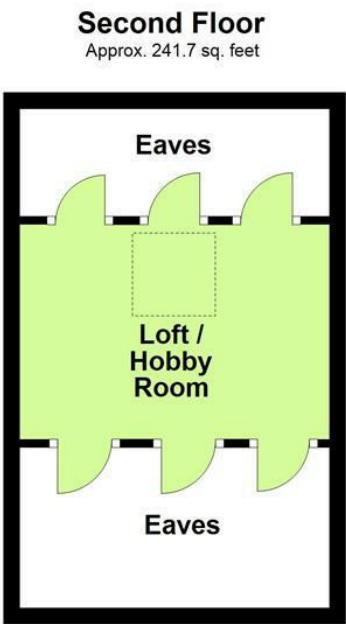
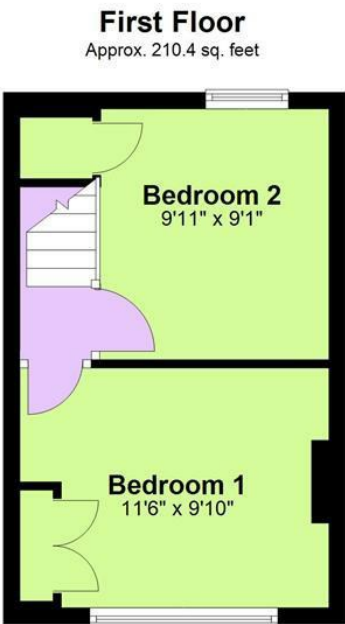
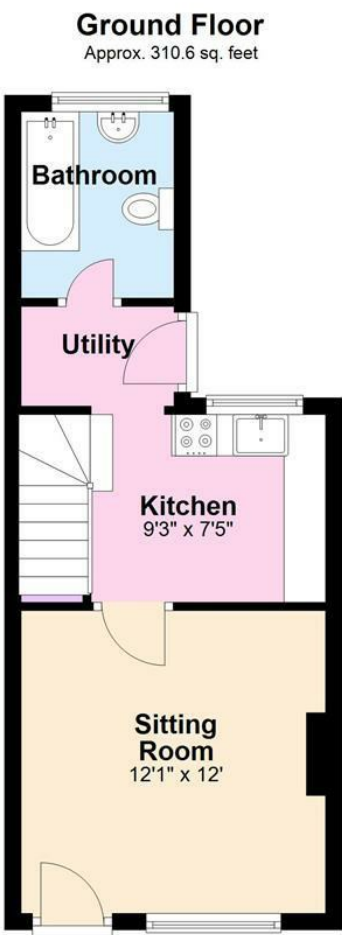
OFFERS IN EXCESS OF

£325,000

A simply stunning character cottage which is bursting with period features to include an open grate fireplace, exposed brickwork and timbers along with a handmade 'eat-in' kitchen/breakfast room, living room, two double bedrooms and fitted bathroom. Externally are wonderful views of the Chilterns and a 100ft Southerly facing garden.



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Total area: approx. 762.7 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) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	70		(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	









**PERIOD FEATURES.  
STUNNING VIEWS TO  
THE REAR. TWO  
DOUBLE BEDROOMS.  
100ft GARDEN.**



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#### Ground Floor

The front door opens to a cosy front room which boasts period features to include stripped wood flooring, open grate fireplace with exposed brick inset and slate hearth, exposed timber beams and a window to the front. From here a door opens to a hand made 'eat-in' kitchen/ breakfast room which is fitted with a range of base and eye level units with solid wood worktop over and 'Butler' sink inset. There is a window to the rear and quarry tile flooring. The kitchen directly leads to a useful rear lobby/utility which has a door opening to the rear garden and space and plumbing for automatic washing machine and tumble drier. The bathroom has been fitted with a white three piece suite comprising low level wc, wash basin and panelled bath with shower attachment.

#### First Floor & Loft Room

Stairs rise to the first floor where a hatch opens with pull down ladder leading to the useful loft room which has power and light, a Velux window to the rear and extensive eaves storage to both the front and back of the room. From the first floor landing doors open to both double bedrooms both of which have stripped wooden flooring. The second bedroom at the rear of the property has elevated of the Chiltern Hills, while the main bedroom at the front of the property has a feature fireplace with cupboard to one side and fitted desk and storage area to the other side.

#### Outside

A low level wrought iron fence at the front has a gate opening to a pathway which leads to the front door. Directly to the rear of the house is a area of hard standing, a timber framed shed and path way leading through the main part of the garden which is laid to a combination of pebble stones and grass with borders to either side and a nature of mature specimen trees. Enclosed by fencing there are a further sheds and greenhouse towards the rear elevations.

#### The Location - Transport Links

Despite its idyllic, remote location, Pitstone 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 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

Pitstone 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 Pitstone, 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.

#### 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. 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 this information.



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