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**Pitstone**

PRICE GUIDE £450,000

# Pitstone

## PRICE GUIDE

£450,000

\*\*LOOKING TO PURCHASE A PROPERTY? REGISTER YOUR DETAILS DIRECT WITH STERLING TO FIND OUT ABOUT NEW LISTINGS LONG BEFORE THEY REACH THE PROPERTY WEBSITES\*\* Ideally located on the stunning Ravensmoor development in Pitstone is this well presented three bedroom home with ensuite and fitted wardrobes to the main bedroom, an 'eat-in' kitchen, large reception room and parking to the front and rear with Southerly facing garden.



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)

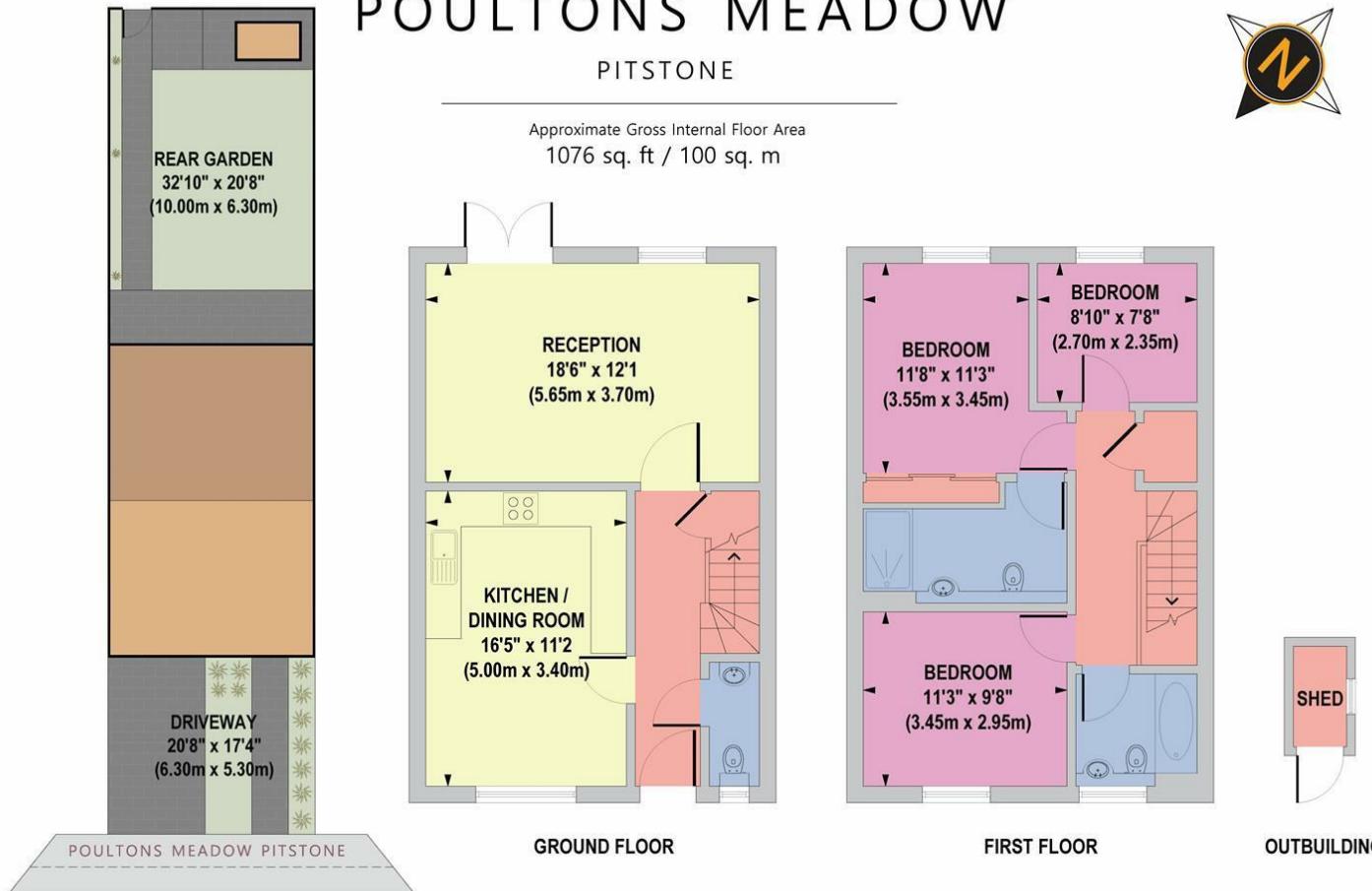


## POULTONS MEADOW

PITSTONE

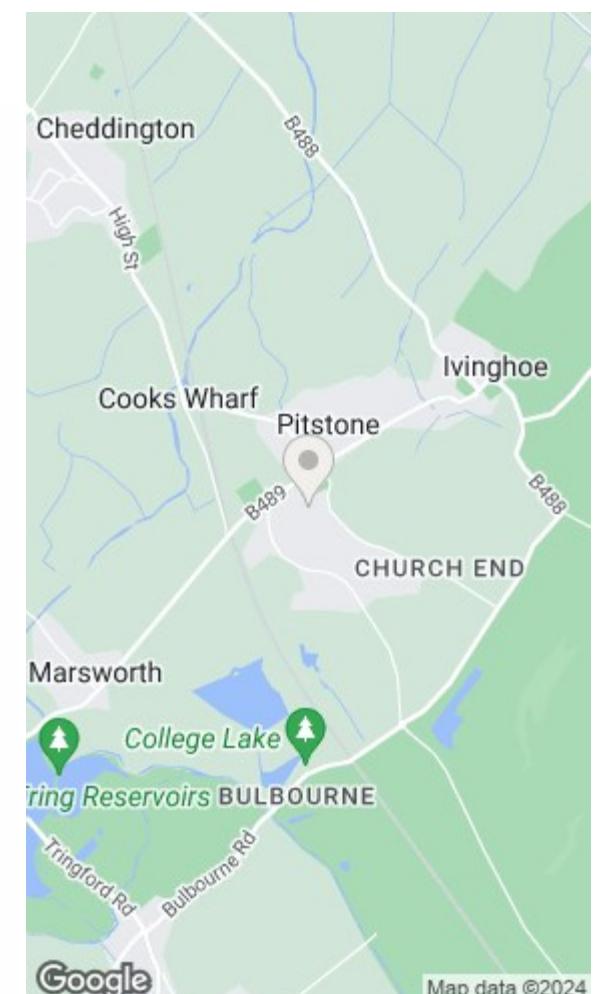


Approximate Gross Internal Floor Area  
1076 sq. ft / 100 sq. m



Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Vertas - [www.vertasuk.com](http://www.vertasuk.com)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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





A wonderful three bedroom home which still boast 7 years remaining on the NHBC building warranty.



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#### Transport & City Connections

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 2 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.

#### Education In The Area

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.

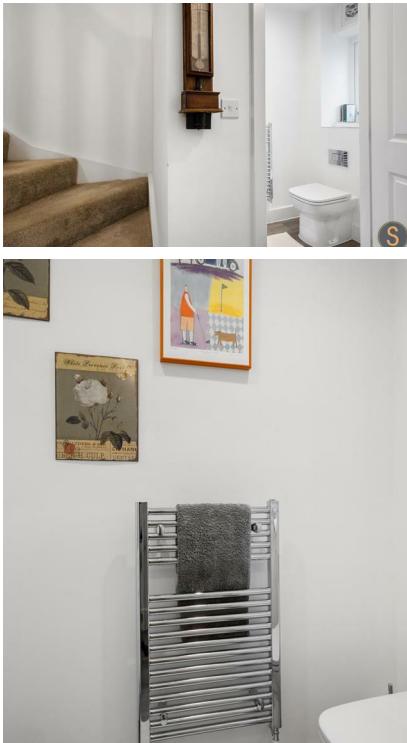
#### Agents Information For Buyers

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 principle.
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.



#### Ground Floor

You are welcomed into the property via the entrance hall where stairs rise to the first floor with deep set storage cupboard under. To the right hand side a door opens to a neatly fitted cloakroom and to the left hand side a door opens to a generously proportioned kitchen/diner which is fitted with a comprehensive range of base and eye level units with work tops over and a number of integrated appliances to include a washing machine, dishwasher, oven with hob & extractor and a fridge/freezer. Moving to the rear of the ground floor a large reception room spans the entire width of the property and is flooded with natural light by means of a window to the rear and French doors opening to the rear garden.

#### First Floor

The spacious landing area has a door opening to the storage cupboard where the combination boiler is housed. The main bedroom overlooks the rear of the property and boasts both a comprehensive range of fitted wardrobes with ample hanging and storage space but also a good size ensuite shower room with double width walk in shower. The third bedroom also overlooks the rear while the second bedroom overlooks the front with far reaching views. The family bathroom is fitted with a white three piece suite comprising bath with shower attachment, low level wc and wash basin.

#### Outside

To the front of the garden is a block paved driveway which leads to the front door. There is a good size patio area directly to the rear of the house with a pathway leading to the rear boundary where a gate opens to the allocated parking area. There is hardstanding to one rear corner with a storage shed. The main portion of the garden is laid to lawn while being fully enclosed by fencing.

#### The Location

A peaceful setting, perfectly situated in the verdant village of Pitstone, Ravensmoor is a sanctuary away from busy city life. A thoughtfully selected location at the foot of the Chiltern Hills, filled with cycling and walking routes, you can immerse yourself in the outdoors whilst still being in easy reach of the neighbouring towns. A gem of the 17th century, Pitstone windmill, a beautifully restored window into history, offers stunning walks amongst the idyllic scenery. Pitstone is conveniently located just six miles east of Aylesbury and five miles south of Leighton Buzzard. Ivinghoe village is directly adjoined to Pitstone, allowing you to share the abundance of amenities on offer.



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