



www.sterlinghomes.co.uk

01923 270 666  
Kings Langley, Abbots  
Langley & Watford

01442 822 210  
Property  
Management

01442 879 996  
& Country Homes;  
Berkhamsted Select

01442 828 222  
Aylesbury & Villages;  
Ting, Wendover,

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

GUIDE PRICE £500,000

# Pitstone

GUIDE PRICE

£500,000

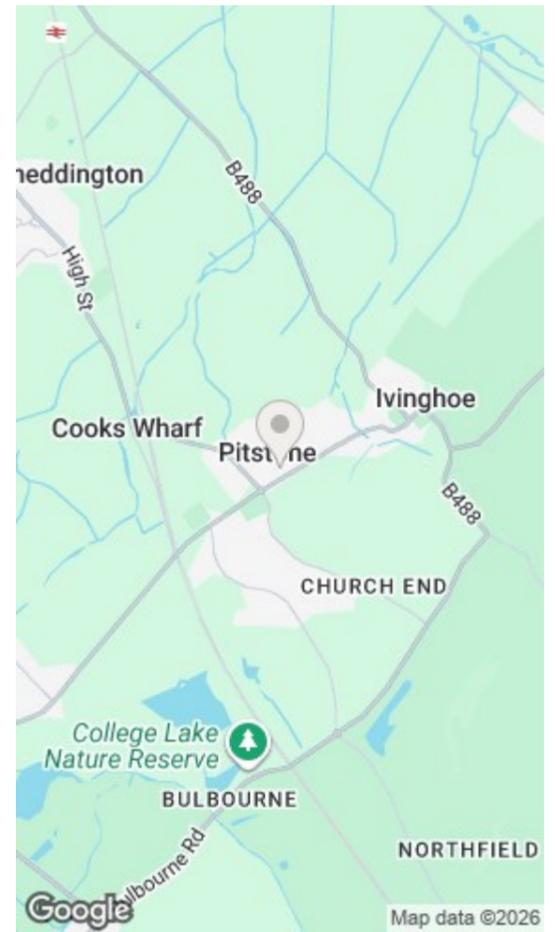
Located in a lovely corner plot position in this sought after cul-de-sac. A lovely semi detached family home which provides a very flexible layout comprising 3/4 bedrooms 3/4 reception spaces to include a wonderful refitted kitchen with good size rear garden and driveway parking for several cars. Internal inspection highly recommended.



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



Total area: approx. 1178.1 sq. feet



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		(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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





A mature family home in good decorative order and well located.



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

#### Ground Floor

The front door opens to an entrance porch which leads to the main reception area. The living room has a window to the front and has engineered oak effect flooring which works its way through to the open plan kitchen/dining room. The kitchen is fitted with a lovely range of base and eye level units with a high quality work top and breakfast bar area. From the dining space there are French doors opening to the garden and there are also two windows in the kitchen space which allows natural light to flood this area. A door from the dining area opens directly to the useful garden room which also has doors opening to the garden and windows to three elevations. Completing the ground floor is a flexible study/bedroom four which has a door opening to a ground floor cloakroom which is fitted with a white two piece suite.

#### First Floor

Heading up the stairs to the first floor landing, doors opening to all three double bedrooms and to the family bathroom which is fitted with a white four piece suite which includes panelled bath and separate shower cubicle. Two of the bedrooms overlook the front of the property while the third bedroom overlooks the rear.

#### Outside

To the front of the property is a driveway providing parking for several cars and a good size garden area which has a number of mature specimen trees and hedges and leads to the side of the property and rear garden beyond. The rear garden is mainly laid to lawn and enclosed by fencing with a number of mature borders and a good size flagstone patio area directly to the rear of the house.

#### The Location

A peaceful setting, perfectly situated in the verdant village of Pitstone, Old Farm 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 two miles north of Tring. Ivinghoe village is directly adjoined to Pitstone, allowing you to share the abundance of amenities on offer.

#### Transport & City Connections

Despite its idyllic, remote location, Old Farm 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 the property, 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 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. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person.

By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable.



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