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Ivinghoe Aston

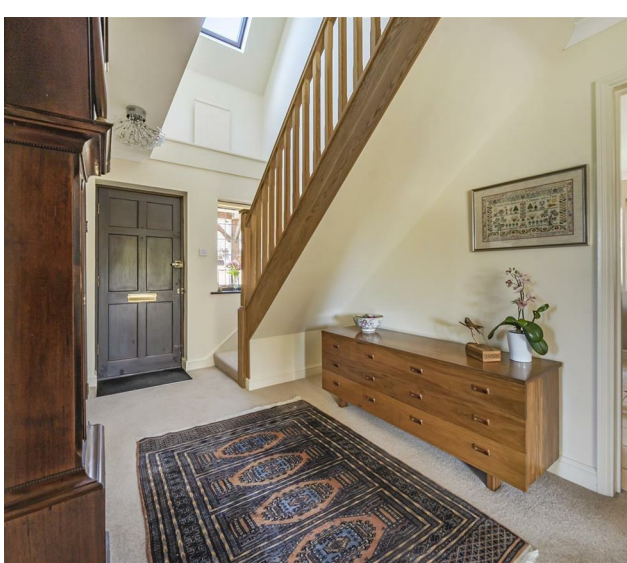
ASKING PRICE £1,000,000

Ivinghoe Aston

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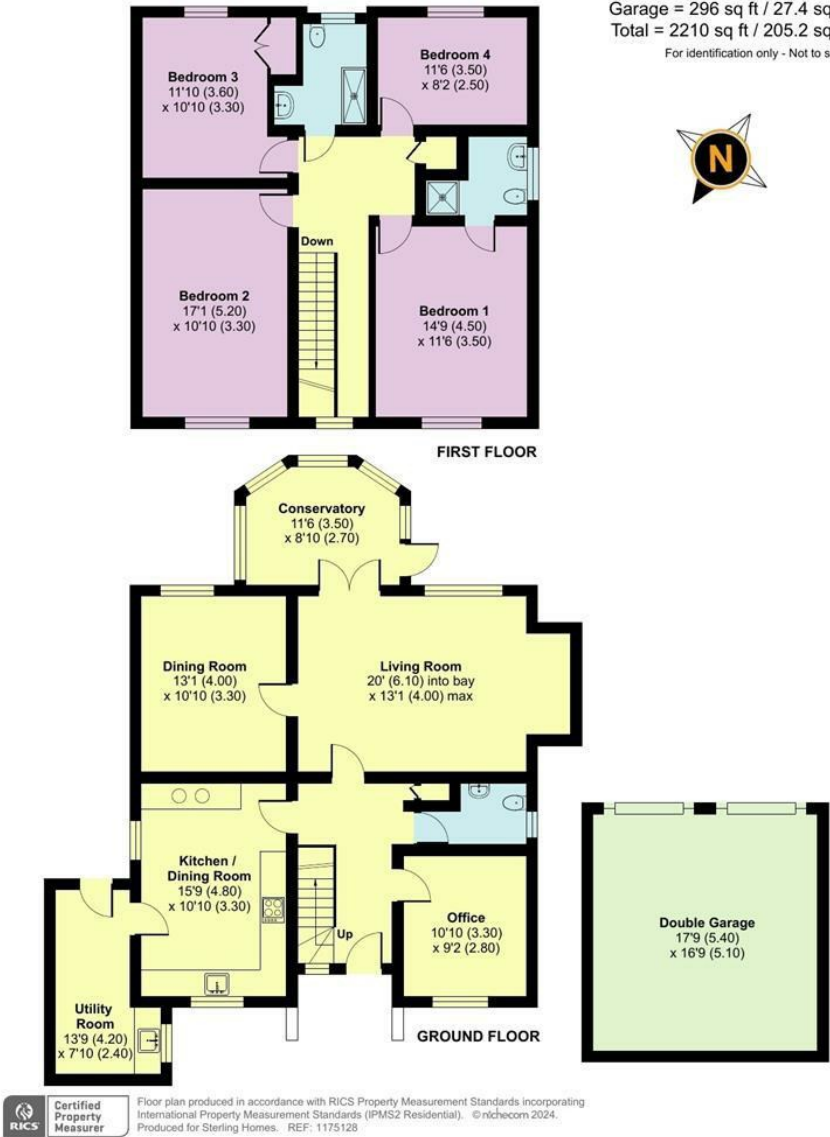
Set on a beautiful generous, southerly and just over a quarter of an acre, this substantial family home measuring approximately 2,200 sq ft enjoys a tucked away, private setting, gorgeous views, and impressive south facing living spaces overlooking the garden and beyond.



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Ridge View, Ivinghoe Aston, Bucks, LU7 9

Approximate Area = 1914 sq ft / 177.8 sq m
Garage = 296 sq ft / 27.4 sq m
Total = 2210 sq ft / 205.2 sq m
For identification only - Not to scale



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





Offering excellent scope to extend (STPP) or remodel yet already offering excellent accommodation.



Ground Floor
The accommodation is both generous and light. From the front door, with its covered oak porch, you enter the property into a welcoming hallway, providing access to a generous sitting room with inglenook fireplace and log burner, a separate dining room and a large conservatory, cloakroom plus a good size kitchen/breakfast room with access to a separate utility room. In addition, there is a study, with enough space for one, or even two people, to work from home.

First Floor
Upstairs, there are four bedrooms, with the main bedroom featuring an en-suite shower room. A good size family bathroom serves the remaining bedrooms. The views from the two bedrooms located to the rear of the house are uninterrupted all the way to Ivinghoe Beacon in the distance.

Outside
Sitting on a wide double width plot, totalling around a third of an acre with a double garage and there is plenty of parking. There is certainly ample space to extend. Indeed, the gardens are a delight; mature and very private, wrapping around the rear, side and front of the house, with pleasing rural views. The garden includes a utility area with shed, greenhouse and productive vegetable area. With country walks on your doorstep, and just moments from the village centre with its village owned pub and recreation green, a better village location is hard to find. And, with both Tring and Berkhamsted only a few minutes away by car, this attractive home undoubtedly offers the best of both worlds.

The Location
Ivinghoe Aston is a small, tranquil hamlet situated at the foot of the Chilterns, on the edge of the Vale of Aylesbury and close to other picturesque villages, Ashridge Forest, Grand Union canal and Tring reservoirs. Local facilities include the Village Swan public house which is owned by the villagers and offers good food as well as a focal meeting point, while the nearby village of Ivinghoe provides a wider range of facilities including a post office, general stores, good local pubs, facility of pharmacy, doctors' surgery and a primary school.

Towns On Your Doorstep
The historic market towns of Tring, Leighton Buzzard and Berkhamsted offer an eclectic mix of independent, family run boutiques and restaurants, together with national High Street names. Further shopping and recreational facilities can be found at Aylesbury, Hemel Hempstead and Milton Keynes.

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Transport Links
Communication links both into London and heading North are excellent. The A5 is around six miles away, while the M1 is approximately 9 miles. The A41 bypass south of Tring provides dual carriageway access direct to the M25. Mainline railway stations can be found at Tring, Cheddington and Leighton Buzzard, with travelling times to London Euston from approximately 35 minutes.

Education In The Area
There are a number of good primary schools in the area and grammar schools, including Buckinghamshire Grammar School which the property is in catchment of, in Aylesbury. For those wishing to use the independent sector, Tring Park School for the Performing Arts and Berkhamsted School both have superb reputations.

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.
- Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable.



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