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# Temptation comes in many forms...



Ivinghoe  
OFFERS IN EXCESS OF £500,000

Ivinghoe

OFFERS IN EXCESS OF

£500,000

A rare chance to purchase this unique semi detached period home in a stunning set back position only moments walk from the Pitstone Windmill on a quick back water no through lane. The property has exceptionally flexible layout over three floors a good size garage to the front and wonderful Southerly facing garden to the rear.



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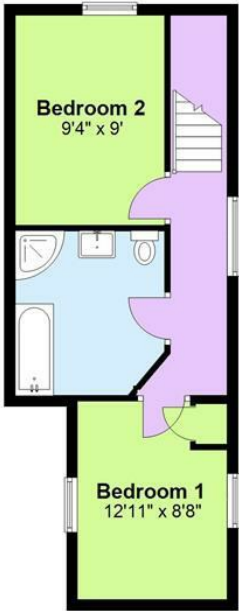
Lower Ground Floor  
Approx. 417.9 sq. feet



Ground Floor  
Approx. 565.9 sq. feet



First Floor  
Approx. 400.9 sq. feet



Total area: approx. 1384.8 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) <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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |





A rare chance to purchase a semi detached home in a lovely semi rural position.



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#### The Location

Ivinghoe is a sought-after Buckinghamshire village close to the borders of Hertfordshire & Bedfordshire. It has many excellent examples of Tudor architecture, particularly around the large village green. The village is adjacent to large swathes of National Trust land and is within the Chiltern Hills Area of Outstanding Natural Beauty. Ashridge Estate has wonderful walks among its 5,000 acres of woodlands, commons and chalk downland, with incredible views from Ivinghoe Beacon.

The village is well served by a number of shops and eateries, with a farm shop, tea rooms, a post office and shop, a chemist, and a host of highly regarded restaurants in neighbouring Aldbury, Tring and Berkhamsted. The local primary school, Brookmead, is a short walk, and the house is within the catchment area of Aylesbury Grammar Schools. Berkhamsted is around ten minutes' drive and Tring is around five minutes, both with an excellent selection of restaurants, independent shops and a cinema. Crocker's Chef Table in Tring is worthy of special mention. A wider selection of shops are available in St Albans and Milton Keynes, both around 30 minutes' drive.

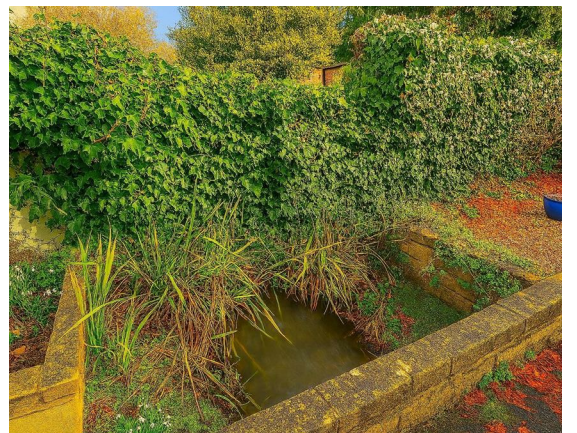
Tring station is approximately five minutes by car and runs direct services into London Euston taking around 40 minutes.

#### 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.



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#### Ground Floor

The front door opens to the entrance porch which leads directly into the formal living room which is dual aspect with a window to the side and a window to the rear giving lovely views over the garden. There are exposed timber beams to the ceiling and an exposed brickwork chimney breast. From here a door opens to the third bedroom which could also be used as another reception room if desired. Stairs rise to the first floor and descend to the lower ground floor.

#### Lower Ground Floor

The lower ground floor has a well fitted kitchen which comprises a number of base and eye level units with integrated double oven and hob with extractor. There is a window to the side and stainless steel sink unit. The dining/family room is a really cosy room with oak panelling to the walls, exposed brickwork and timber beams to the ceiling. There is a recessed cupboard with little storage nooks either side of the chimney breast. From here an archway leads to the lobby area with a door opening to a cloakroom with fitted two piece suite, a dedicated study with a window to the rear and a boot room with window overlooking the rear garden and door to the outside.

#### First Floor

The first floor landing has a window to the side and doors opening to all first floor rooms. A spacious family bathroom is fitted with a white four piece suite including a panelled bath and a separate shower cubicle. One bedroom overlooks the rear and provides elevated views over the rear garden and towards the Pitstone Windmill beyond. The other bedroom is dual aspect with windows to both side aspects.

#### Outside

To the front of the property is a small hardstanding driveway leading to a large garage with electric up and over door, power and light. Directly to the rear of the property is a flagstone patio leading to a wide pathway with bridge over the stream leading to the main portion of the garden which is laid to lawn. There is a second hardstanding area to the rear boundary. The garden is fully enclosed by fencing with a gate to the side which opens to a pathway which leads directly to the open fields and Pitstone Windmill.