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# Temptation comes in many forms..



**Aldbury**  
ASKING PRICE £650,000



# Aldbury

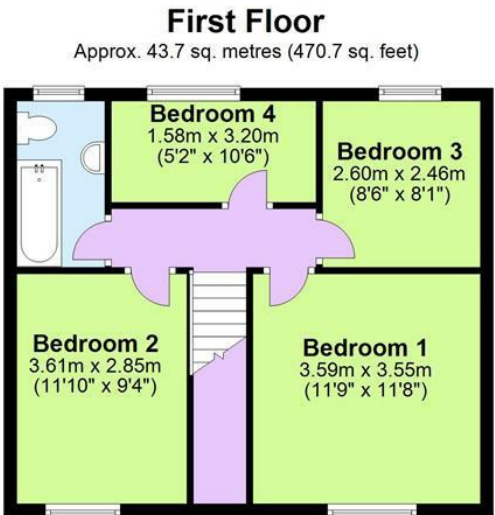
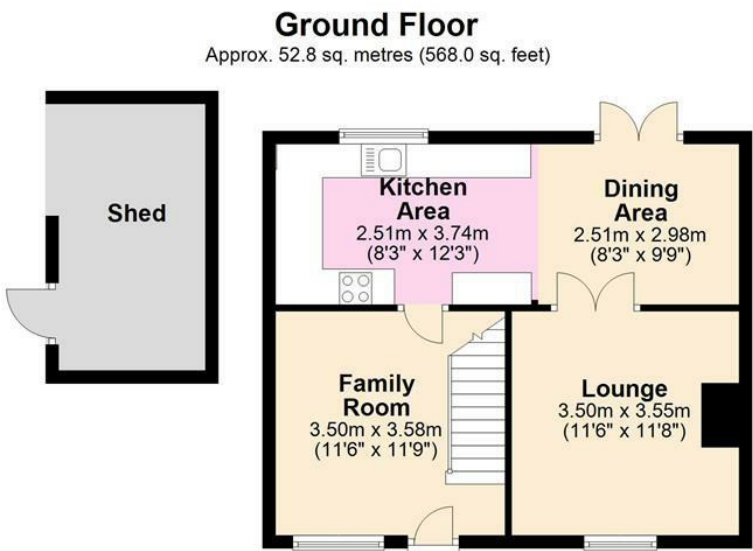
ASKING PRICE

£650,000

**\*\*SOUGHT AFTER VILLAGE LOCATION\*\*** Located on the very edge of Ashridge national trust woodland and in the heart of Aldbury village which is in easy striking distance of Tring mainline train station. A delightful 4 bedroom double fronted character cottage with Southerly facing garden and stunning open plan kitchen/dining room.



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Total area: approx. 96.5 sq. metres (1038.8 sq. feet)  
All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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 character cottage in a wonderful location.



#### Ground Floor

The front door opens to a useful family room which has stairs rising to the first floor with soft close storage spaces under and a door opening to a magnificent kitchen/dining room. Spanning the entire width of the property is a stunning entertaining space with the kitchen area comprising a range of base and eye level units to include a double oven and hob, fridge/freezer and integrated dishwasher. With both a window to the rear and French doors opening to the rear garden. From here French doors also open to a dedicated sitting room which has a window to the front and open grate fireplace.

#### First Floor

The first floor landing has a hatch to the loft space and doors opening to all four bedrooms and to the family bathroom which has been fitted with a white three piece suite. From bedrooms two and four there are stunning views looking directly up to the extensive Ashridge woodlands.

#### The Outside

To the front there is a hardstanding area while the rear garden is mainly laid to lawn with a flagstone patio are directly to the rear of the property and a timber framed shed to one corner.

#### The Location

The picturesque village of Aldbury is the epitome of an English village, which retains a village green, with pond and historic stocks and whipping post. Around it clusters the church, the village shop, one of the two local pubs and a number of period cottages. It is situated on the edge of the Chiltern Hills, at the foot of a chalk escarpment, which is capped by the beech woodland of Ashridge Forest.

To the north, south and east lies some 4,000 acres of National Trust Land, forming the Ashridge Estate, formerly a hunting estate of King Henry VIII and childhood residence of Queen Elizabeth I. The Estate was acquired by The National Trust in the 1920's and the magnificent woodlands and 18th century park, landscaped by Capability Brown and Humphrey Repton, is open to the public. The area lies within greenbelt countryside, designated as being an Area of Outstanding Natural Beauty.

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#### Education Locally

Educational facilities are excellent, with Aldbury having its own Church of England Primary School and the renowned Tring Arts Educational School, the highly regarded Berkhamsted School for boys and girls is a short drive away as is Chesham Prep school. Additional private schools include Haberdashers' Aske, Stowe, Beechwood Park, Haileybury and Abbot's Hill. Tring secondary school and Ashlyns are on your doorstep as well.

#### Transport Links

The location is also extremely convenient for access to surrounding areas, with the A41 bypass providing a fast link to the M25 motorway and from there the national motorway network and international airports, including Heathrow, which is within about 45 minutes. Rail communications are equally as good, as nearby Tring station (1 mile approx) services both London, Euston (from 35 minutes) and Birmingham.

#### Agents Notes

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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