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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...



# Castlemead

## PRICE GUIDE

£500,000

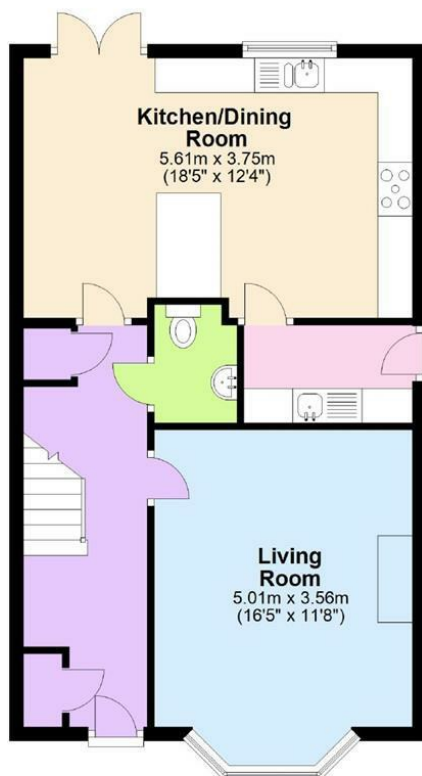
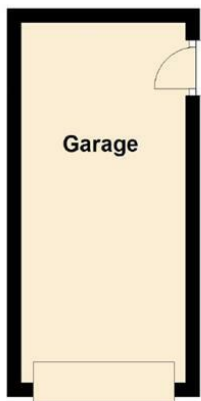
Approaching 1500 sq ft in size and benefitting from 4 excellently proportioned bedrooms, open plan kitchen/diner opening to the rear garden, driveway & garage.



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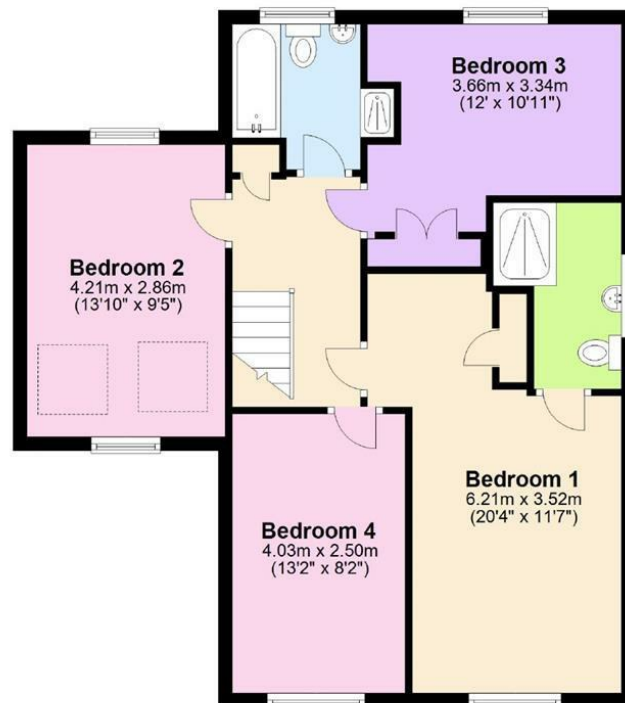
### Ground Floor

Approx. 67.9 sq. metres (730.7 sq. feet)



### First Floor

Approx. 66.8 sq. metres (719.2 sq. feet)



Total area: approx. 134.7 sq. metres (1449.9 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
72	83	69	80

Energy Efficiency Rating: 72 (Current), 83 (Potential). Environmental Impact (CO<sub>2</sub>) Rating: 69 (Current), 80 (Potential).



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A fabulous FOUR BEDROOM DETACHED FAMILY HOME, situated in the very heart of this ever popular Buckinghamshire Village.



**Ground Floor**  
The front door opens to a spacious reception hallway which has stairs rising to the first floor with cupboard under, window to the side and doors opening to all ground floor accommodation including the cloakroom which is fitted with a white two piece suite. The traditional front room has a gas flame effect fireplace centrally located and a bay window to the front aspect. The kitchen/diner runs the full width of the property with French doors and window opening to the rear garden. The Scandinavian style kitchen/diner also boasts a separate utility room with door to the side.

**First Floor**  
A spacious first floor landing has doors opening to all four double bedrooms and to the family bathroom which is fitted with a white three piece suite. The master bedroom has the benefit of extensive fitted wardrobes and a luxuriously appointed ensuite shower room with frosted window to the side. Bedroom two is dual aspect with windows to the front and rear while bedroom three also enjoys a rear aspect. The fourth bedroom overlooks the front.

**Outside**  
The property benefits from being positioned towards the end of a highly desirable cul-de-sac of detached properties. The driveway runs from the front to the rear of the property where you find the detached garage with metal up and over door and pedestrian courtesy door to the rear garden. The rear garden has been planned with entertaining very much in mind. Directly to the rear of the property is a raised timber deck which leads to the main portion of the garden which is laid to low maintenance artificial grass. Fully enclosed with fencing with pedestrian gate opening to the side driveway.

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#### Castlemead Village

A short walk into the village from Castlemead Village, Pitstone boasts local amenities including various pubs, one of which is Grade II listed and dates back to the 16th century. The village also offers a post office, local shops, pharmacy, library, doctor's surgery and village park.

#### Education In The Area

There is a fantastic selection of primary and secondary schools only a short distance away. Brookmead School, Marsworth Church of England Infant School, Tring School, The Cottlesloe School and Cedars Upper School have been judged by Ofsted as Good'. Aylesbury Grammar School has an excellent reputation for learning and achievement.

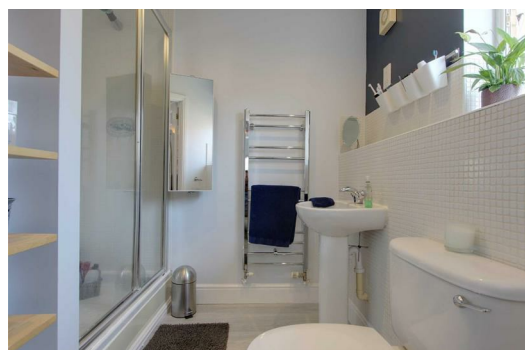
#### Transport Links

Castlemead Village is well connected to London. There are two stations a short drive away. Tring (3.2 miles) and Cheddington (2.8 miles) both provide a fast, direct service to London Euston in approximately 35 minutes. The A41 dual carriageway can be reached in 15 minutes by car and provides access to the M25 (Jct 20), M1 (Jct 8), and M40 (Jct 1A).

#### Agents Information For Buyers

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.



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