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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...



**Ivinghoe**  
OFFERS IN EXCESS OF £800,000



Ivinghoe

OFFERS IN EXCESS OF

£800,000

Approaching 1800 sq ft in size and boasting a wonderful Southerly plot of approximately 1/2 an acre. A period detached home offering flexible accommodation to include three reception rooms, 'eat-in' kitchen/dining room, five bedrooms and 2 bathrooms. Viewing is essential to appreciate the tucked away location, plot and views.



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Boasting a superb plot and ideal location with easy access to Tring, Berkhamsted and their associated amenities in a plot of approximately 1/2 an acre.



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#### The Location

Various amenities are within walking distance including the charming Rose & Crown village pub, church, school, tearoom, pharmacy, and the village green which hosts various events throughout the year and some of the areas most beautiful countryside is right on your doorstep, including Ivinghoe Beacon, Dunstable Downs, Pitstone Windmill and Whipsnade Zoo. There are several golf courses nearby, in addition to Ivinghoe Golf course and Tring is under 4 miles away with shops, restaurants etc. and Tring train station is a little over 3 miles away and Cheddington station is under 2.5 miles away serving London Euston directly.

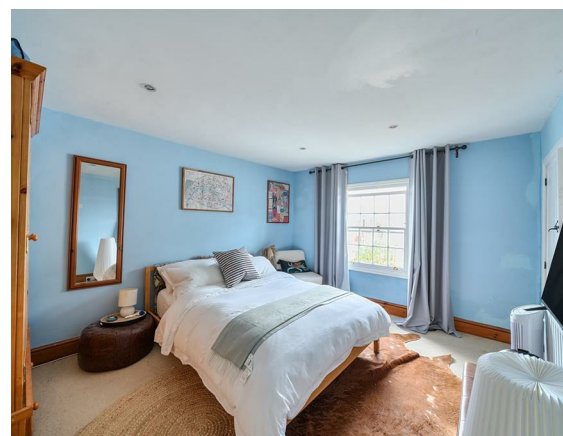
#### Agents Information For Buyers

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 should an offer be successful. 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 and proof of funds.



#### Ground Floor

The front door opens to a welcoming entrance hall which has stairs rising to the first floor with walk in storage cupboard underneath and doors to the ground floor accommodation. There is a useful ground floor cloakroom which is fitted with a white two piece suite. A door to the left hand side opens to a really good size, farm house style, kitchen/dining room which has been fitted out with a range of base and eye level units with a Belfast sink and space for a range oven. From here a door opens to a utility room which in turn has a door opening to the garden. A door from the kitchen/diner interlinks a dedicated dining room which the current sellers use as a family room with a window to the rear. The principal reception room is dual aspect with a window to the front and French doors opening to the rear.

#### First Floor

The first floor landing has doors opening to all five of the bedrooms and to the spacious family bathroom which boast both a corner bath and a separate shower cubicle. Four out of the five bedrooms are generous doubles in proportions with one of them boasting an ensuite shower room. Bedroom five is a spacious single bedroom and can be used as a home office if desired. Three of the bedrooms overlook the stunning gardens to the rear while the remaining to have an outlook over the front.

#### Outside

At the front of the property is a driveway providing parking for several cars. An undoubted feature of this property are the stunning Southerly gardens. Directly to the rear of the property is a flagstone patio which has steps rising to the main portion of the garden which is mainly laid to lawn. There are several mature fruit trees and a number of mature planting. A circular secondary block paved patio area is positioned mid way up the garden and from here you benefit from stunning views over the rooftops and beyond. Additionally to the driveway parking at the front there is further parking at the rear of the property accessed via The Baulk.

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