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# Temptation comes in many forms...



Ivinghoe Aston

ASKING PRICE £950,000

# Ivinghoe Aston

ASKING PRICE

£950,000

A simply stunning and unique barn conversion measuring in excess of 2,000 sq ft with simply breath taking views of the Ivinghoe Beacon to the rear in addition to character features, a home office and ample off road parking. Viewing is essential.



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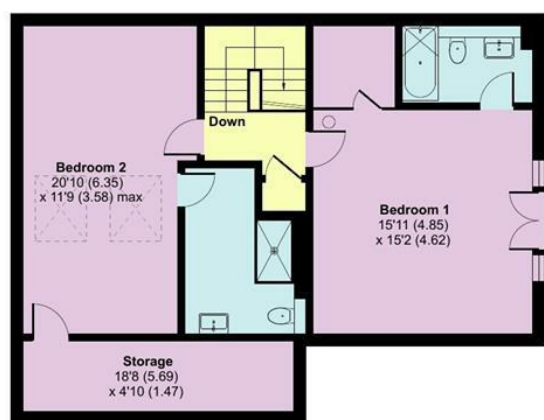
## Grove Farm, Ivinghoe Aston, Leighton Buzzard, LU7

Approximate Area = 2028 sq ft / 188.4 sq m

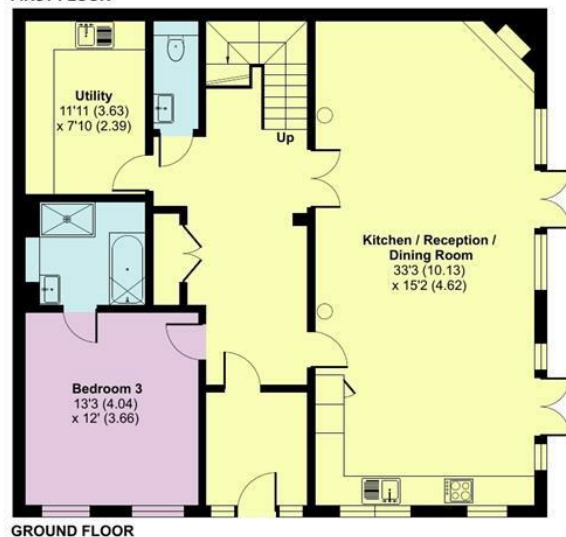
Outbuildings = 207 sq ft / 19.2 sq m

Total = 2235 sq ft / 207.6 sq m

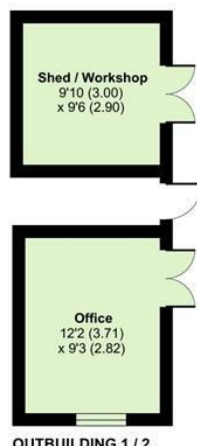
For identification only - Not to scale



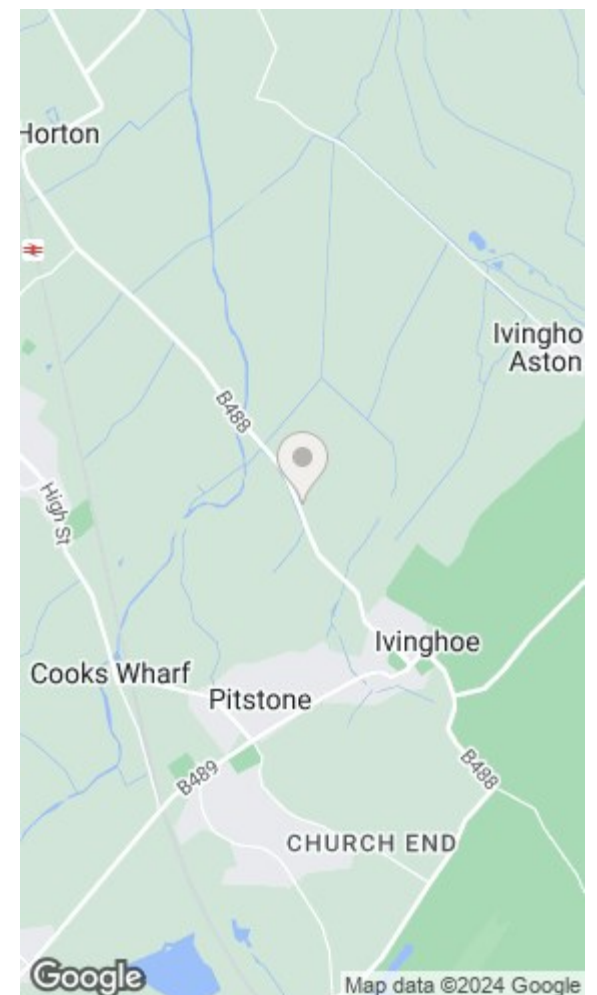
FIRST FLOOR



GROUND FLOOR

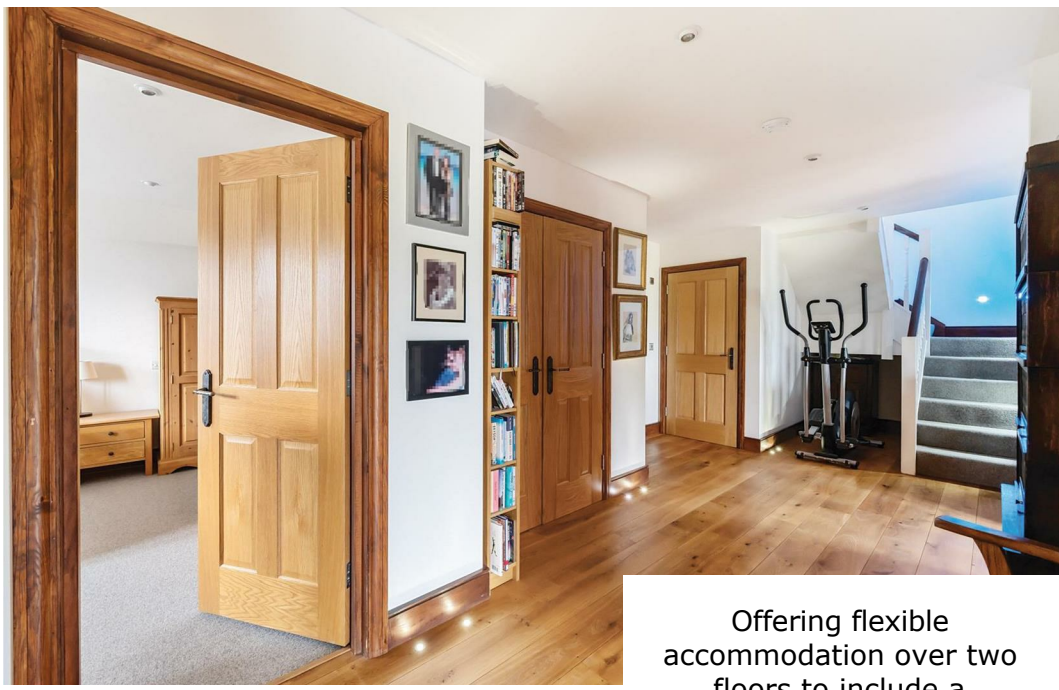


OUTBUILDING 1 / 2



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) 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





Offering flexible accommodation over two floors to include a stunning open plan kitchen/dining/living room.



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#### The Property

With miles of countryside walks on the doorstep, yet historic market towns only a short drive away, Bramble Barn offers the very best of both worlds.

The property's exterior is a striking combination of black weatherboarding and glass. Internally, there is a prevalence of beautiful oak throughout, including doors, flooring and the staircase. This incredibly energy efficient home has been rated 'A' for energy performance, with underfloor heating throughout, ground source heat pump and solar PV panels.

#### Ground Floor

A spacious entrance hall welcomes you into the property. With solid oak floors, doors and staircase rising to the first floor the entrance hall sets the standard immediately of the high quality throughout this property. A door to the left hand side opens to the third bedroom which boasts an ensuite shower room. A door immediately ahead of you opens to a ground floor cloakroom and there is also a dedicated utility room which is fitted with a range of units and space and plumbing for automatic washing machine. To the right hand side double doors open to a spectacular open plan kitchen/dining/living room. With a cast iron wood burning stove and exposed timber beams, there are two sets of French doors opening to the rear garden. The kitchen area has two windows to the side and is fitted with a comprehensive range of based and eye level units with work top over. There are a range of integrated appliances to include an induction hob, eye level double oven, fridge/freezer and dishwasher.

#### First Floor

The spacious landing area has doors opening to both the spacious double bedrooms which both benefit from luxuriously appointed ensuite bathrooms. The principal bedroom has French doors and two windows to the rear sucking in some of the areas finest views of the Ivinghoe Beacon. The main bedroom also has the advantage of a walk in dressing room.

#### Outside

There is driveway parking directly to the front of the property and double doors opening to a workshop/storage outbuilding. Directly to the rear of the property is an extensive timber deck which wraps around one side of the garden where the fully insulated home office with power and light is positioned. The main portion of the garden is laid to lawn and enclosed by a range of fencing.

#### 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. Local facilities include the Village Swan public house which is owned by the villagers and offers excellent 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, fine dining restaurant and a primary school.

#### 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.

#### 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 Leighton Buzzard, Cheddington and Tring, 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 can be found 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 principle.
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. Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.



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