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# Temptation comes in many forms...



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Pitstone

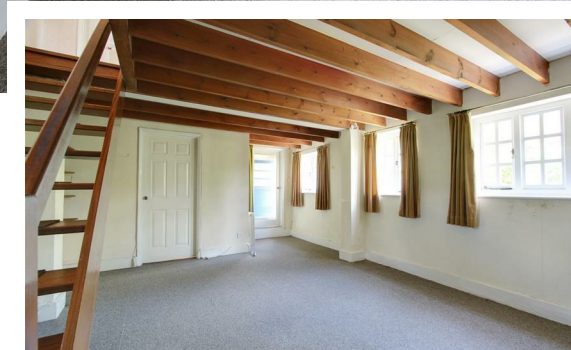
PRICE GUIDE £450,000

# Pitstone

## PRICE GUIDE

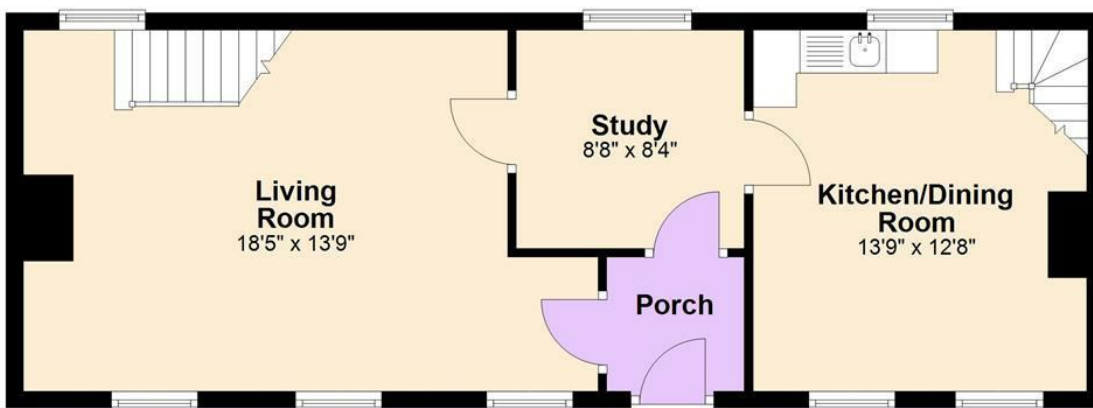
£450,000

A chance to purchase a semi detached character cottage in a peaceful no through road position in the heart of this popular Buckinghamshire village. In need of modernisation, the property has two reception rooms, an 'eat-in' kitchen/ breakfast room, three good size bedrooms and two bathrooms. The property also boasts a good size garden and driveway parking.

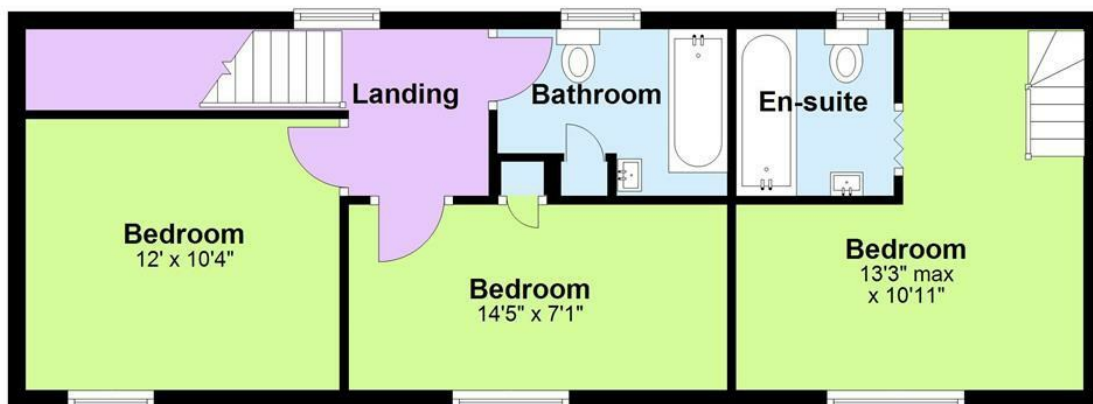


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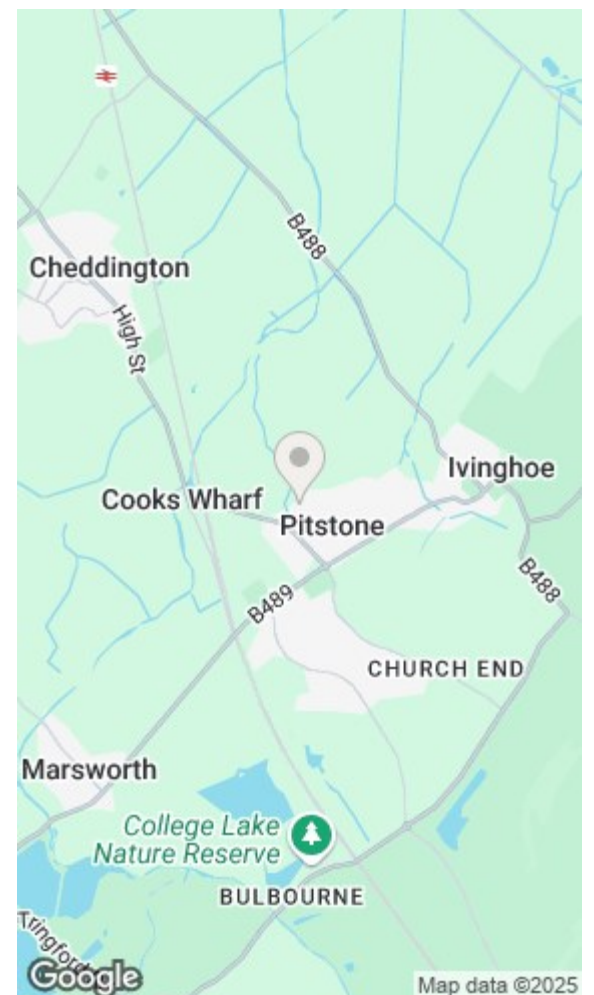
**Ground Floor**  
Approx. 557.6 sq. feet



**First Floor**  
Approx. 557.3 sq. feet

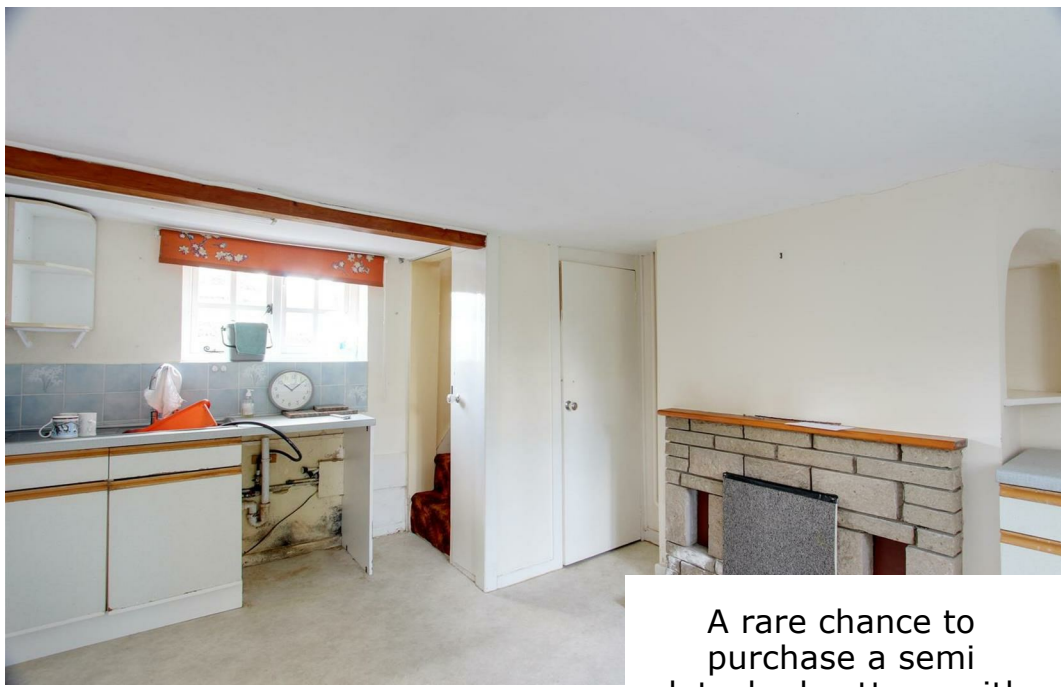


Total area: approx. 1114.9 sq. feet



| 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) A                                 |           | (82 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 |           |
| EU Directive 2002/91/EC                     | 84        | EU Directive 2002/91/EC   | 34        |
| England & Wales                             |           | England & Wales   |           |





A rare chance to purchase a semi detached cottage with parking.



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#### The Location

A peaceful setting, perfectly situated in the verdant village of Pitstone, the location is a sanctuary away from busy city life. A thoughtfully selected location at the foot of the Chiltern Hills, filled with cycling and walking routes, you can immerse yourself in the outdoors whilst still being in easy reach of the neighbouring towns. A gem of the 17th century, Pitstone windmill, a beautifully restored window into history, offers stunning walks amongst the idyllic scenery. Pitstone is conveniently located just six miles east of Aylesbury and five miles south of Leighton Buzzard. Ivinghoe village is directly adjoined to Pitstone, allowing you to share the abundance of amenities on offer.

#### Travel Links

Despite its idyllic, semi rural location, the property is superbly connected whether you are travelling locally, or further afield. For commuters, The M1 is under 40 minutes away, along with the A41 which can be reached in less than 15 minutes, giving you easy access to London and further north up to the West Midlands and beyond. For international travellers, Luton and Heathrow airport are just a 30 and 45-minute car journey away, respectively; putting trips abroad in easy reach. There are also a number of train stations in the local area, including Tring station which is less than 2 miles away and will have you arriving in London Euston or Northampton in less than 45 minutes. Cheddington Train Station, also 3 miles away, is perfect for city commuters.

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. Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.



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