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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...



# Wingrave

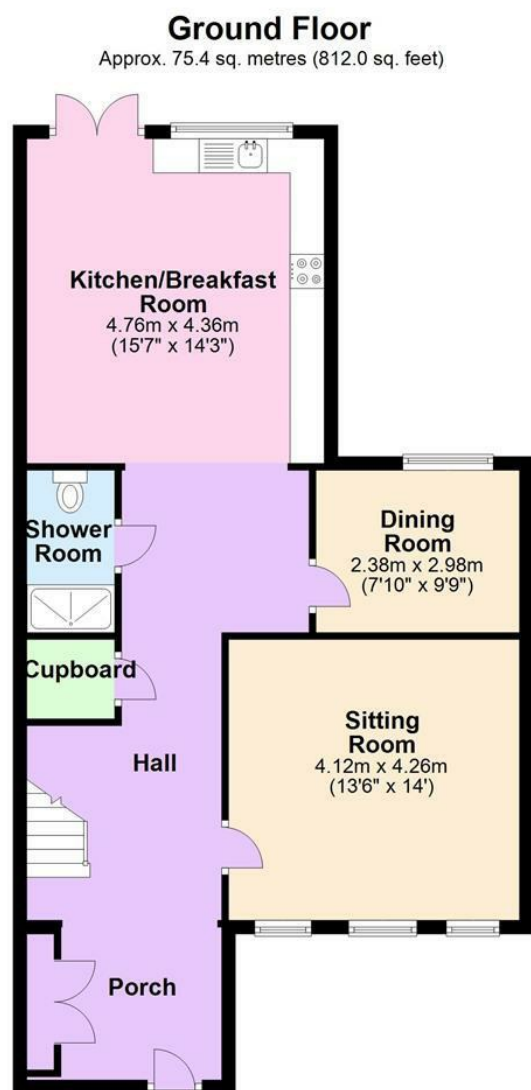
ASKING PRICE

£599,950

Having been the subject of a high quality refurbishment and extension programme the property now offers a stunning open plan kitchen/breakfast room, two further reception rooms, four good size bedrooms and two bathrooms. Off road parking to the front and extensive garden to the rear



[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)



Total area: approx. 120.3 sq. metres (1294.9 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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



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A spacious four bedroom home situated in the very heart of the village and NO ONWARD CHAIN.



**Ground Floor**  
A spacious entrance hall with a useful fitted cloaks cupboard leads through through to a large sitting room with triple windows to the front aspect. From the hallway doors open to the ground floor shower / cloakroom, separate dining room and a fabulous open plan kitchen / breakfast room with integrated appliances, opening to the rear garden.

**First Floor**  
From the first floor landing doors open to all four principal bedrooms with the master bedroom being fitted with full height triple wardrobes. A fully fitted three piece bathroom suite completes the first floor accomodation.

**Outside**  
A shingle driveway provides parking for several vehicles leading to the entrance porch. The rear garden is a delight being enclosed by panel fencing with a patio area adjoining the property for lazy days summer dining with a glorious countryside view to the rear.

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**Locality**

Wingrave is surrounded by countryside which has a network of footpaths for hikers and dog walkers. The village also has a shop/post office, a combined school, a village hall, two churches, a recreation ground, a public house/restaurant and a sports club. Local private schools are Swanbourne House School, Swanbourne; Tring Park School, Tring; and Egerton Rothesay, Berkhamsted. The property is in the catchment area for Aylesbury's grammar schools.

**Agents Notes**

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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