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Pitstone

GUIDE PRICE £500,000



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Pitstone

GUIDE PRICE

£500,000

Offering excellent scope to extend to the side, rear and into the attic (STNP) this wonderful character semi detached home boasts a large Southerly facing plot and is sold with no upper chain. Currently the accommodation on offer includes a 22ft living room, separate dining room and the benefit of a ground floor cloakroom.

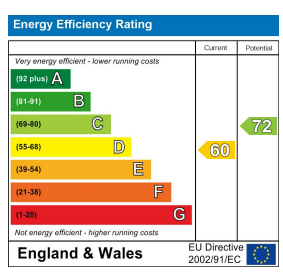


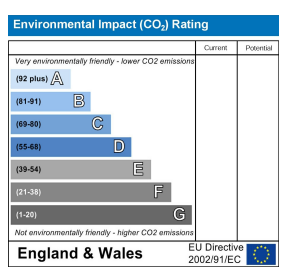
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Total area: approx. 1096.8 sq. feet



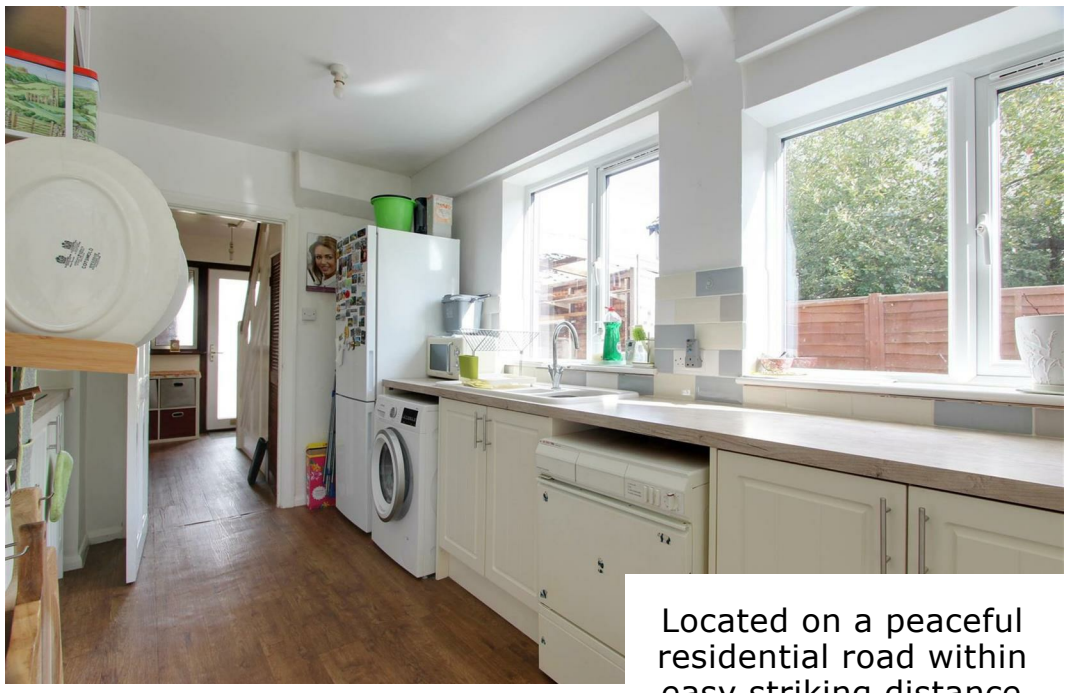




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Ground Floor
An arched storm porch leads to the front door which opens to a spacious reception hall which has doors to ground floor accommodation and stairs rising to the first floor. The dedicated dining room is positioned at the front of the property while the large living room has an open grate fireplace with decorative surround and sliding patio doors opening to the rear garden. The kitchen has two windows to the rear and is fitted with a range of base and eye level units and leads to the rear lobby where a door opens to the garden and another door opens to the ground floor cloakroom.

First Floor
The first floor landing has doors opening to all three well proportioned bedrooms and to a lovely family bathroom which boasts both a freestanding claw foot bath and separate shower cubicle. two of the bedrooms overlook the front and benefit from fitted wardrobes while the third bedroom overlooks the Southerly rear garden.

Outside
To the front of the property is a good size block paved driveway which extends to the carport which has an opening to the timber framed store beyond. There is a front garden area laid to lawn. The rear garden is mainly laid to lawn with an extensive flagstone patio area which is fully enclosed by fencing with several specimen trees.

The Location
A peaceful setting, perfectly situated in the verdant village of Pitstone, 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 two miles north of Tring. Ivinghoe village is directly adjoined to Pitstone, allowing you to share the abundance of amenities on offer.

Transport & City Connections
Despite its idyllic, remote location, Pitstone 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 Northampton in less than 45 minutes. Cheddington Train Station, also 3 miles away, is perfect for city commuters, taking you to London Euston in less than an hour.

Education In The Area
For growing families, there is a selection of highly rated schools to choose from, all within close proximity. Brookmead Primary School, rated Good by Ofsted, is only half a mile away from the property, as well as the Tring School, which is a 9 minute drive away, making the school run a breeze. Just a short drive away there is also Aylesbury Grammar School, for children of secondary school age, rated Outstanding and highly regarded by parents alike.

Agents Information For Buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography.
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 accepted. The charge for this is £75 plus VAT per person.
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