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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...



**Ashley Green**  
OFFERS IN EXCESS OF £1,000,000



# Ashley Green

OFFERS IN EXCESS OF

£1,000,000

An exciting chance to purchase a new build property on a south facing plot measuring in excess of 2400 sq ft with an opportunity for an early reservation to have an input into final specification.



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









An exceptionally high quality individual new build home with gated entrance and large driveway and south facing garden.



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#### Ground Floor

As you enter the spacious entrance hall with vaulted ceiling, double doors with glass inserts look directly through the property to the rear garden. There is a cloakroom with fitted white suite and an exceptionally spacious family room/home office over looking the front. Double doors open to the grand reception room which has a wood burning stove and bi-folding doors opening to the rear garden. The centre piece of this fabulous home is the stunning open plan kitchen/dining/family room which occupies a large portion of the ground floor and boast a double aspect with bi-folding doors opening and giving panoramic views over the south facing gardens. The high specification kitchen boasts a breakfast bar and a range of integrated appliances. The kitchen is further complimented by a dedicated utility room which also has a courtesy door to the garage and to the side.

#### First Floor

The landing area has doors opening to all first floor bedrooms and to the family bathroom which is fitted with a luxuriously appointed bathroom suite to include bath with shower unit over, sink with vanity unit and low level wc. The grand principal bedroom has extensive eaves storage and a stunning ensuite bathroom.

#### Outside

To the front of the property is an extensive driveway providing parking for multiple vehicles and leads to the garage with up and over door. A pedestrian gate to the side opens to the wonderful south facing gardens which include an extensive patio area directly to the rear of the house. The main area of the garden is laid to lawn and fully enclosed by a range of fencing and mature hedging.

#### Bespoke Specification

Available for any buyer who reserves early will be the chance to have an input on the following specifications before completion: Flooring throughout the ground and first floor. Tiling to the kitchen areas, cloakroom and bathrooms. Garden landscaping. Fitted wardrobes to bedrooms.

#### The Location

Ashley Green is a hamlet close midway between Berkhamsted and Chesham on the Hertfordshire and Buckinghamshire borders. Both town centres have a range of facilities, including extensive High Street amenities and schooling for children of all ages. Being situated within the Buckinghamshire borders, the property is within catchment for the Bucks Grammar system. Communications links include the mainline railway from Berkhamsted into London (Euston) and Metropolitan line railway from Chesham, with trains into Baker Street, and also connecting with the Chiltern Line, serving London (Marylebone).

#### Schooling In The Area

There are a number of excellent schools in the area including Berkhamsted School for Boys and Girls, Chesham Prep, Merchant Taylors for Boys, Heatherton House, Royal Masonic School, Chesham Prep and Wycombe Abbey School for Girls. There is also the world famous Ashridge Management College. A mix of comprehensive and independent institutions from nurseries and primary schools to secondary schools and colleges make this area an ideal place for families. Additionally the property is in catchment for the Buckinghamshire Grammars.

#### Agents Information For Buyers

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.
- Unfortunately we will not be able to progress negotiations on any proposed purchase until we are in receipt of this information.

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