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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...



Ivinghoe Aston

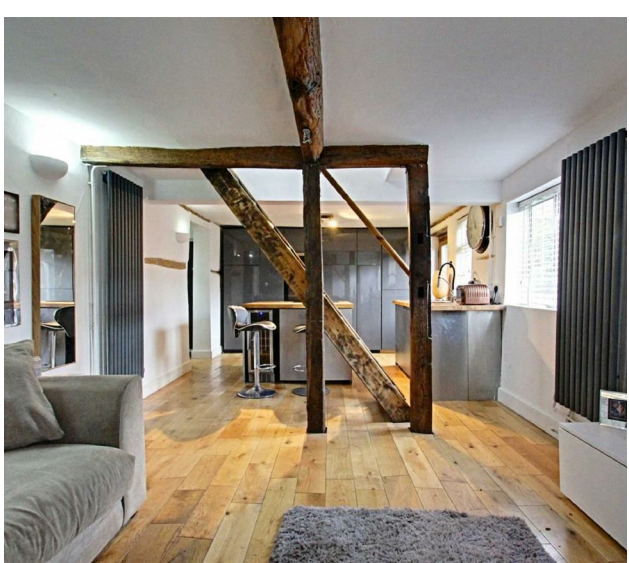
OFFERS IN EXCESS OF £325,000

Ivinghoe Aston

OFFERS IN EXCESS OF

£325,000

WONDERFUL CHARACTER COTTAGESET BACK POSITION***SEMI RURAL LOCATION YET MINUTES FROM TRING***CHARACTER FEATURES THROUGHOUT***STUNNING REFITTED KITCHEN/BREAKFAST ROOM***EXPOSED BEAMS AND OPEN GRATE FIREPLACE***OPEN PLAN LIVING ROOM***TWO DOUBLE BEDROOMS***REFITTED FIRST FLOOR SHOWER ROOM***GARDENS TO FRONT AND SIDE***

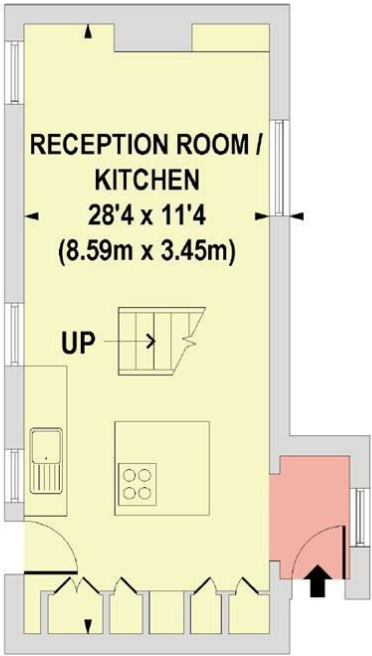
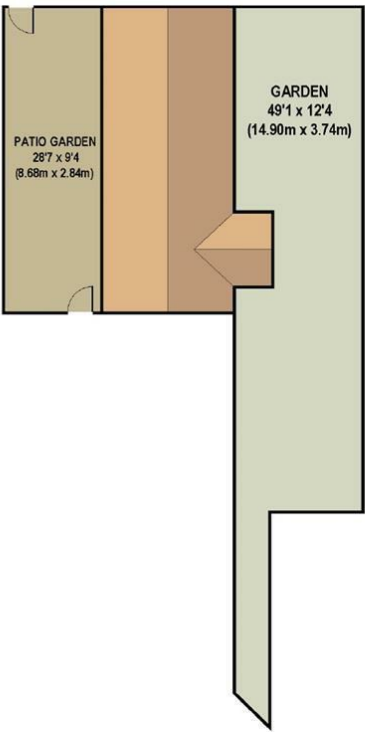


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BROOK COTTAGES LEIGHTON BUZZARD



Approximate Gross Internal Floor Area
657 sq. ft / 61.03 sq. m



GROUND FLOOR

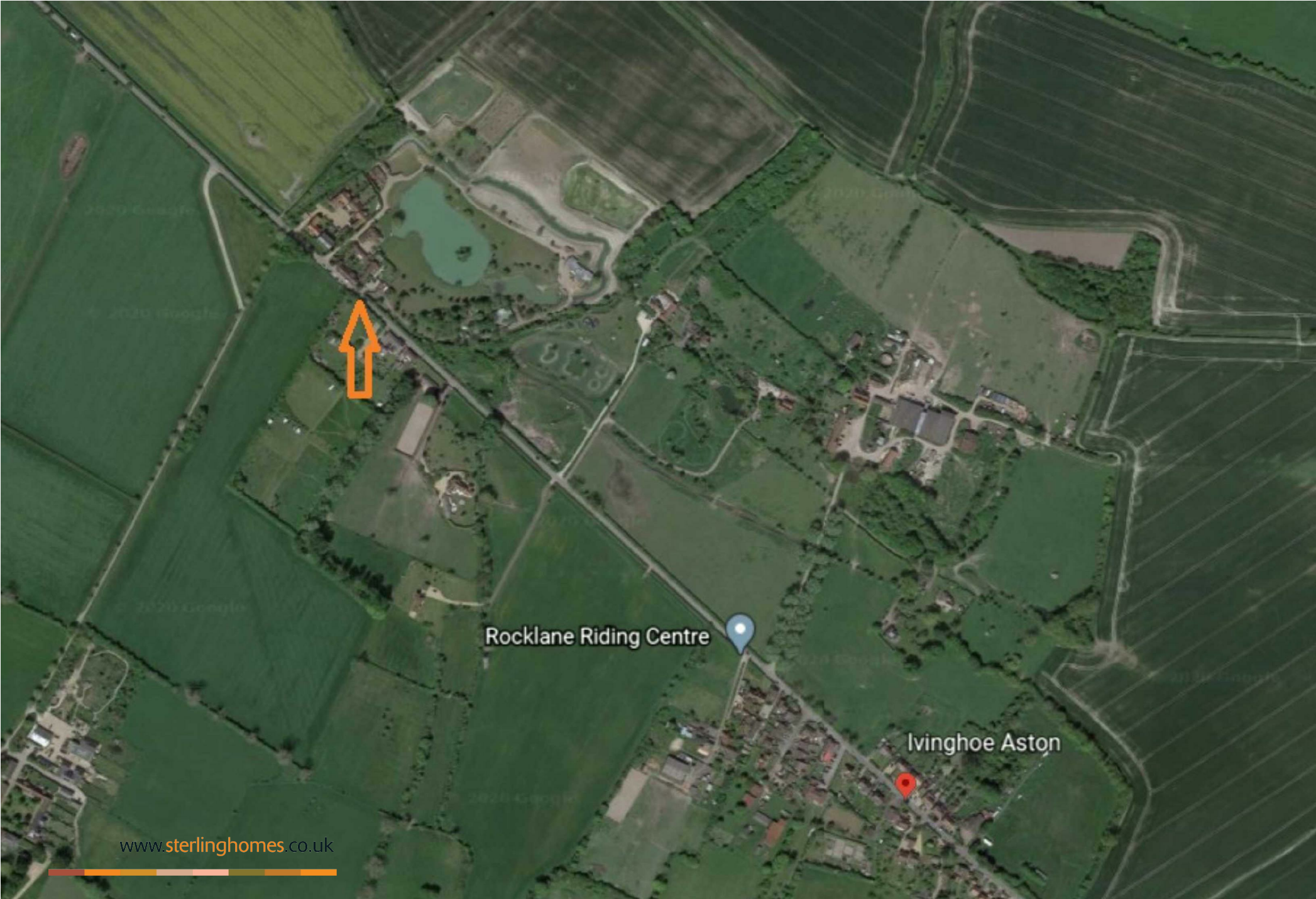


FIRST FLOOR

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

CP CREATIVE
PROPERTY MARKETING

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83	(92 plus) A		76
(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	27		(21-38) F	24	
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	





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The Property
Sterling are delighted to offer this charming Semi-Detached character cottage with a contemporary designed interior set in the picturesque surrounds of Ivinghoe and The Chilterns set back from the road in an idyllic village with a garden to the side of the property and large front garden leading up to the brook. The cottage benefits from approved planning permission to extend to the side.

Internally the ground floor comprises entrance to porch and Kitchen/Diner with door to side garden and an open plan, spacious sitting room with stairs leading to the first floor. The first floor comprises landing with doors leading to the master bedroom complete with fitted wardrobes, the second bedroom and the shower room.

A fantastic countryside location with breathtaking views and scenery!
Please call selling agents Sterling for more details and to avoid missing out on this truly rare and attractive home.

Locality
Ivinghoe Aston is a small hamlet situated at the foot of Chilterns and below Ivinghoe Beacon which forms part of the Ashridge Estate comprising over 4,000 acres of down land, common land and beech woodland administered by the National Trust. Within the village there is a public house which is owned by the villagers and offers excellent food as well as a focal meeting point. The nearby mediaeval village of Ivinghoe provides a range of local facilities including a post office, general stores and a primary school. Extensive shopping facilities are available in the historic market towns of Tring and Berkhamsted, as well as the larger towns of Aylesbury and Leighton Buzzard. The city of Milton Keynes is also within easy reach whilst nearby Mentmore Country and Golf Club offers excellent sporting facilities and two championship golf courses. Communication links into London are accessible via the A41 bypass south of Tring facilitating fast access to the M25 and the motorway network and international airports. Mainline railway stations can be found at Tring and Cheddington, with travelling times to London Euston in approximately 45 and 52 minutes respectively. There are a number of good primary schools in the area and grammar schools can be found in Aylesbury. For private education there is the Collegiate School in Berkhamsted and the Performing Arts Educational School in Tring.

Schooling
Situated within Buckinghamshire, premier schooling facilities are offered within the adjoining villages with the local grammar schools being situated in Aylesbury.

Commuting
For the commuter there is a fast and frequent service to London Euston from either Tring or Leighton Buzzard. Easy access to junction 11A of the M1 motorway and the M25 motorway accessed via A41 or via Hemel Hempstead. EXACTLY :

Cheddington station 4 miles (London Euston from 41 minutes), Leighton Buzzard station 6.5 miles (London Euston from 35 minutes), Tring 5 miles, Berkhamsted 8 miles, M1 (J11) 8.5 miles, Aylesbury 14 miles, Milton Keynes 18 miles, Central London (Baker Street) 38 miles.

On your doorstep - Tring
The property is situated a short distance from Tring town centre, which is a historic market town, providing a range of individual shops and restaurants including an M&S simply food and a large Tesco supermarket. Tring is surrounded by greenbelt countryside of great natural beauty, encompassing Tring Park and Tring reservoirs which are renowned nature reserves. There are excellent paths for walking, running, cycling and riding including The Ridgeway National Trail and the vast Ashridge Estate with Ivinghoe Beacon providing far reaching views over the surrounding landscape. The location of this property is ideally placed to take advantage of all the countryside Tring has to offer. Tring benefits from its own indoor swimming facilities and various well supported sporting clubs including cricket, tennis, football, rugby, hockey and running to name a few. It is also home to the Sir Walter Rothschild Museum which is part of the Natural History Museum. Ivinghoe Aston is a lovely place to live with a warm and welcoming community spirit.

On your doorstep - Berkhamsted
Provides a wide range of shopping opportunities, including independent boutiques and eateries with major stores such as Waitrose and Boots on the High Street too. The larger towns of Hemel Hempstead and Watford offer wider facilities, including Debenhams and John Lewis department stores respectively. Milton Keynes and London are both easily accessible via the M1.

Agent's 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.

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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