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Contact us for a free valuation
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Temptation comes in many forms...



Buckland

OFFERS IN THE REGION OF £1,195,000

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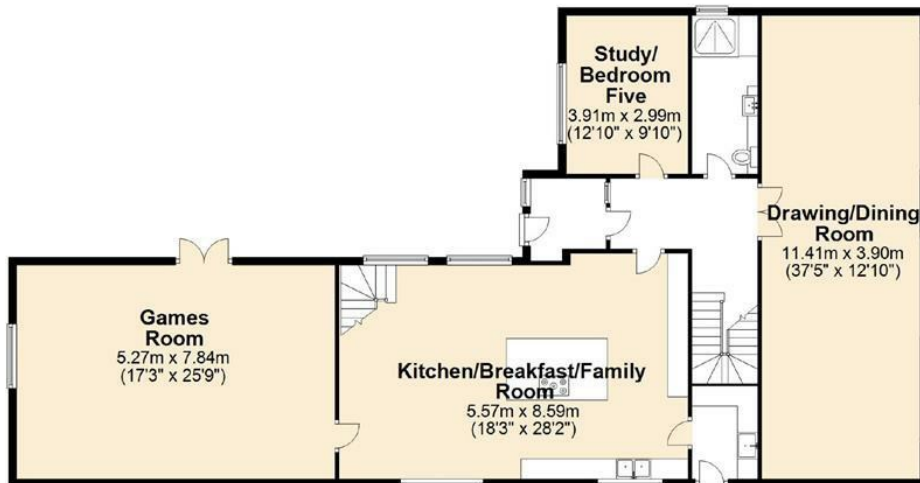
A stunning detached country home in a semi rural and peaceful location with a plot circa 1/3 of an acre and measuring in excess of 3500 sq ft over two floors. Early viewings highly recommended.



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Ground Floor

Approx. 172.6 sq. metres (1858.3 sq. feet)



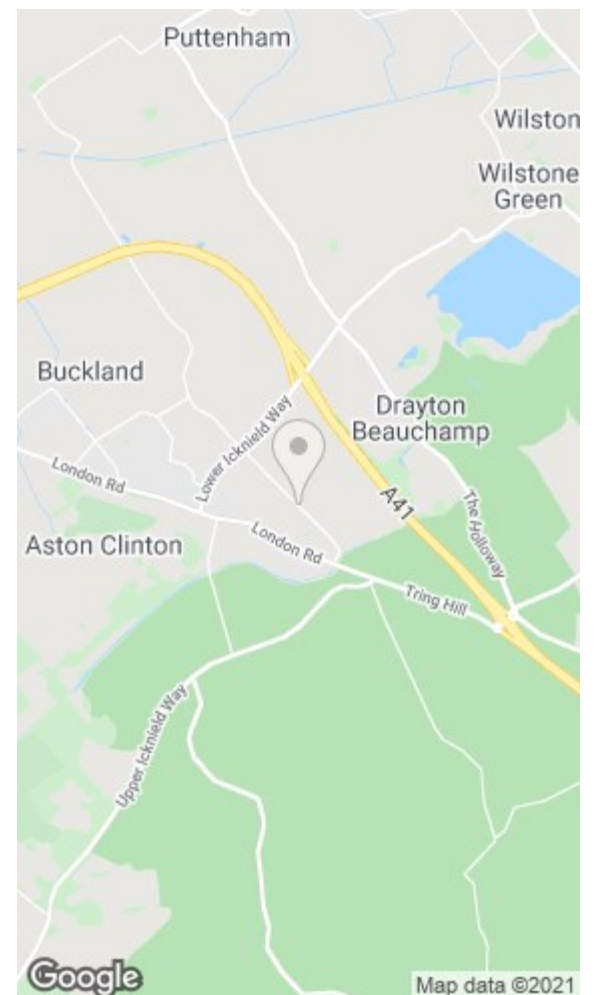
First Floor

Approx. 163.2 sq. metres (1756.5 sq. feet)



Total area: approx. 335.8 sq. metres (3614.7 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
74	75		

England & Wales EU Directive 2002/91/EC



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A wonderful family home in a peaceful location off a single track road with an extensive rear garden and scope to construct a garage to the front subject to planning.



Ground Floor

Having been extended by the current owners the property now provides excellent and flexible accommodation over two floors. You are welcomed into the property by a large and generous reception hall which has doors off to the ground floor accommodation and stairs rising to the first floor. A large 'wat in' kitchen/breakfast room has a central island with breakfast bar area and there is still ample space for a full size table and chairs. The kitchen is comprehensively fitted with a range of shaker style base and eye level units finished off with granite work tops. The kitchen also boasts a dedicated utility room. From the kitchen a door opens to a games/family room which has French doors opening to the front driveway and window to the front aspect. The living/dining room which measures in excess of 37 ft and extends the width of the property has two sets of bi-folding doors opening to the rear garden and a wood burning stove inset to the chimney breast. A ground floor fifth bedroom that also makes an ideal study is also served by a ground floor shower room which completes this level.

First Floor

Rising to the first floor there are four good size double bedrooms with the master bedroom having the advantage of far reaching views to the rear, an extensive range of fitted wardrobes and a luxuriously appointed ensuite bathroom. There is also a family bathroom on this floor and useful and extensive eaves storage off bedroom 2.

Outside

To the front of the property is a gated driveway providing parking for numerous cars and laid to shingle. There is a garden area laid to lawn at the front and is enclosed by post and rail fencing with hedging providing excellent screening. The extensive landscaped rear garden is an undoubted feature of this family home. With a raised composite non slip deck directly to the rear of the property steps lead to the main part of the garden which is extensively laid to lawn and fully enclosed. A path leads to a pergola which is ideally placed to capitalise on the setting sun on those warm summer nights while you entertain family and friends. There are a variety of mature bedding to the boundaries and several specimen trees

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The Location

The Chilterns Area of Outstanding Natural Beauty is on your doorstep with much to do in the local area. The road on which the property is located leads directly onto open fields with footpaths and leads to beautiful walks. The Grand Union Canal lies to the end of the road with delightful scenic walks through the village and on to Halton, Wendover and beyond in one direction and the Tring and Marsworth Reservoirs in the other. The popular and extensive Wendover Woods are just two miles away and offer many outdoor activities for all ages.

Nearby Train Stations

Tring (3.6 miles) approximately 30 minutes to London Euston
 Wendover (2.9 miles) approximately 40 minutes to London Marylebone
 Stoke Mandeville (3.3 miles) approximately 45 minutes to London Marylebone
 Aylesbury (7.2 miles) approximately 50 minutes to London Marylebone

Nearby Schools

Aston Clinton School (0.8 miles)
 Goldfield Infants' and Nursery School (1.7 miles)
 Haydon Training Independent School (3.0 miles)
 Aylesbury College (5.1 miles)
 Tring Park School for the Performing Arts (2.1 miles)
 Tring School (2.3 miles)

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.

Unfortunately we will not be able to progress negotiations on any proposed purchase unless we are in receipt of all the above outlined information.



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