



## Poultons Meadow

Pitstone, Buckinghamshire, LU7 9TE



## Modern design meets village tranquillity

This exceptional four-bedroom semi-detached home is set within the highly desirable Ravensmoor development, nestled in the Buckinghamshire village of Pitstone. Originally built by Nicholas King Homes, the property enjoys effortless access to the village's local amenities, including a convenience store, school, café and recreation ground, as well as being a short drive from Tring station.

Inside, the property offers an abundance of space, paired with contemporary design and thoughtful attention to detail. The sitting room, positioned to the front of the home, is generously proportioned and features an elegant bay window, framing views of the park and inviting natural light to flood the space.

The kitchen, dining and family room is located to the rear of the property and is the true heart of this stunning home. Here, midnight blue cabinetry sits alongside a striking marble-effect worktop, while the large central island with breakfast bar anchors the space. French doors open onto the garden, seamlessly blending indoor and outdoor living. The room is further enhanced by a square bay window, creating an inviting spot to relax and enjoy the sunlight.

**Guide price:** £625,000  
**Tenure:** Freehold





A cloakroom and a convenient utility cupboard complete the ground floor layout. Upstairs, the property offers four spacious double bedrooms. The principal suite is particularly striking, featuring contemporary sliding wardrobes and an en suite shower room. The family bathroom, similarly designed with a clean, modern aesthetic, serves the remaining bedrooms. Both bathrooms are finished to a high standard.

Outside, the rear garden offers a peaceful escape, with a spacious patio area ideal for alfresco dining and a neatly maintained lawn. A garden cabin at the far end of the space is currently used as a home gym but offers versatility for use as an office, studio, or additional living area. The cabin is further complemented by a storage shed for added practicality.

To the front, the house is set well back from the road and comes with three allocated parking spaces, ensuring both privacy and convenience.

Finally, prospective purchasers with children may also wish to note that the property is located within walking distance of Brookmead School, and is positioned within the Aylesbury grammar schools catchment area..

## Location

Tring is a pretty market town on the edge of the Chiltern Hills, mentioned in 1086 in the Domesday book. The town offers a wide range of recreational facilities, including a branch of the Natural History Museum, the Grand Union Canal, Pendley Court Theatre, and various sporting activities.

Local shopping facilities are varied and include a selection of independent boutiques, plus larger chains such as Tesco and M&S Simply Food. There are also a number of independent restaurants and artisan cafes.

The slightly larger market town of Berkhamsted is only around 5 miles away, and offers a further range of shops and facilities, including Waitrose. Buckinghamshire's County Town, Aylesbury, is around 8 miles away and boasts a multiplex cinema, shopping centres, and a recently completed £42 million theatre.

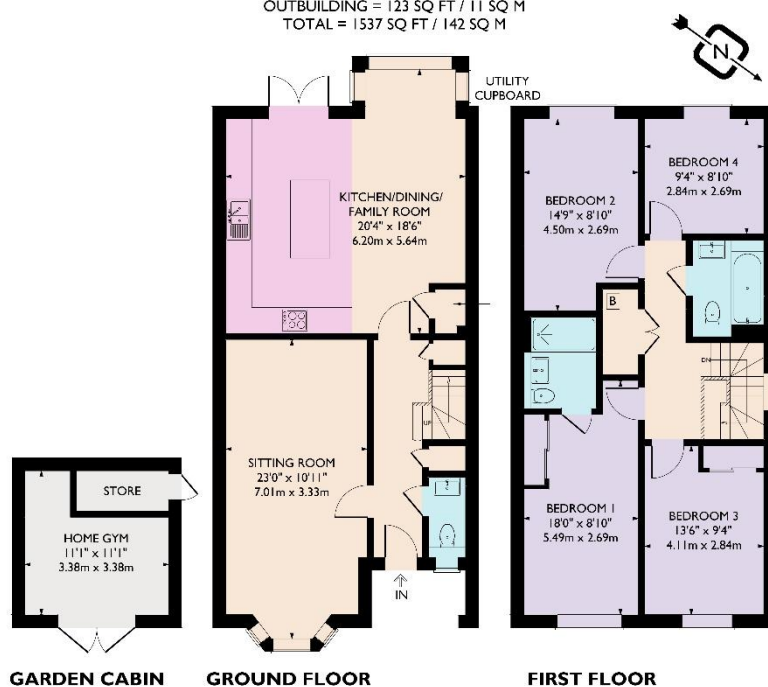


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APPROXIMATE GROSS INTERNAL AREA = 1414 SQ FT / 131 SQ M  
 OUTBUILDING = 123 SQ FT / 11 SQ M  
 TOTAL = 1537 SQ FT / 142 SQ M



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Council Tax Band: E

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