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21 Crispin Field, Pitstone, LU7 9BG

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## Offers In Excess Of £500,000

- THREE BEDROOM DETACHED FAMILY HOME
- SPACIOUS LOUNGE / DINING ROOM WITH GARDEN ROOM
- INTEGRATED APPLIANCES INCLUDING WINE FRIDGE AND RANGE COOKER
- LUXURY SHOWER ROOM WITH STEAM SAUNA FEATURES
- WORKSHOP WITH LIGHT AND POWER PLUS ADDITIONAL SHED
- LOCATED IN THE PICTURESQUE VILLAGE OF PITSTONE
- EXTENDED KITCHEN WITH GRANITE WORKTOPS
- DEDICATED HOME OFFICE
- LANDSCAPED REAR GARDEN WITH PATIO SEATING AREA
- INTERACTIVE VIRTUAL TOUR

This generous three-bedroom detached family home is beautifully positioned within the picturesque village of Pitstone, offering spacious and versatile accommodation ideal for modern family living. Thoughtfully arranged and well maintained, the property combines contemporary features with a welcoming, practical layout.

Upon entering, a spacious entrance hall sets the tone and leads into the bright and expansive lounge/dining room, where patio doors open seamlessly into a charming garden room, creating a wonderful flow between indoor and outdoor living. The extended kitchen is a real highlight, fitted with an extensive range of floor and wall mounted units topped with elegant granite work surfaces. Integrated appliances include a wine fridge, fridge, and a gas range cooker, with additional space and plumbing for a washing machine and tumble dryer—perfectly catering to everyday family needs. A dedicated home office completes the ground floor, offering an ideal space for remote working or study.

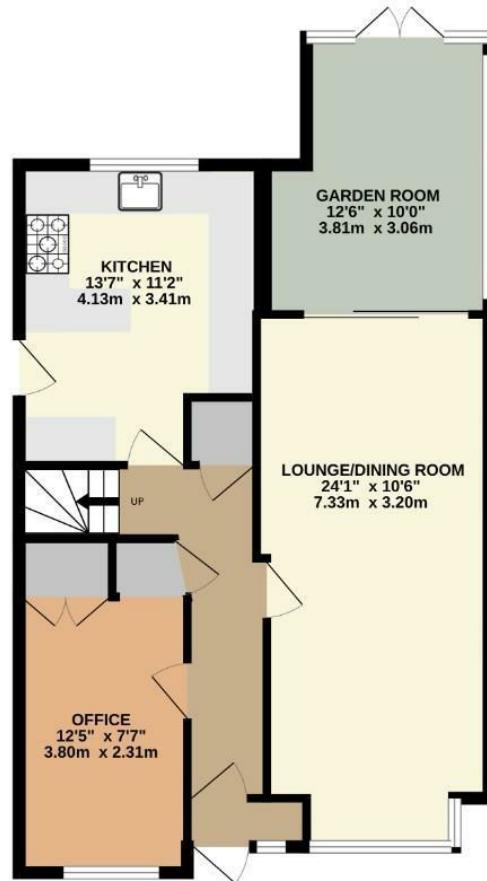
The first floor continues to impress with three well-proportioned bedrooms, all offering generous space and natural light. The accommodation is served by a superb three-piece shower room, featuring a high-spec Frog shower unit with steam sauna, rainfall shower head, massage jets, Bluetooth connectivity, and relaxing chromotherapy lighting—creating a true spa-like experience at home.

Externally, the property boasts a beautifully landscaped rear garden with a patio seating area, external power points, and a water tap, ideal for entertaining or quiet relaxation. Mature trees and feature flower beds provide both privacy and visual appeal. Further benefits include a workshop with light and power, along with a separate garden shed, offering excellent storage and workspace options.

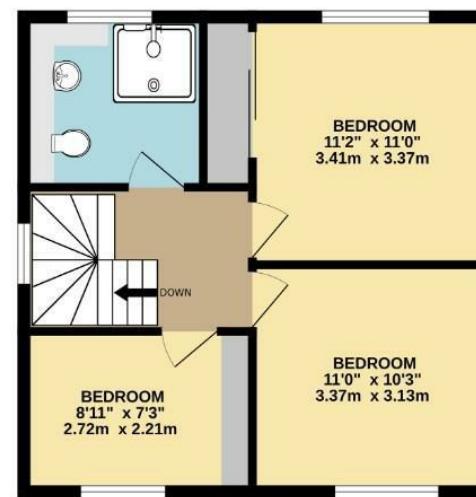
Set in a sought-after village location, this impressive home offers space, comfort, and lifestyle in equal measure and must be viewed to be fully appreciated.

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GROUND FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1159 sq.ft. (107.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for indicative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		









