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16 Old Farm, Pitstone, LU7 9RD

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## Guide Price £475,000

- THREE BEDROOM DETACHED FAMILY HOME
- SPACIOUS LOUNGE WITH STAIRS TO FIRST FLOOR
- LIGHT-FILLED CONSERVATORY OVERLOOKING GARDEN
- THREE PIECE FAMILY BATHROOM
- DRIVEWAY PROVIDING OFF ROAD PARKING AND SIDE GATED ACCESS
- LOCATED IN THE PICTURESQUE VILLAGE OF PITSTONE
- SEPARATE DINING ROOM WITH ACCESS TO KITCHEN
- MAIN BEDROOM BENEFITS FROM PRIVATE SHOWER
- ENCLOSED REAR GARDEN WITH PATIO AND GARAGE ACCESS
- INTERACTIVE VIRTUAL TOUR

This beautifully presented three-bedroom detached family home is set within the highly sought-after and picturesque Buckinghamshire village of Pitstone, offering a perfect blend of space, comfort, and versatility for modern family living.

Upon entering, you are welcomed by a bright entrance porch that leads into a generously proportioned lounge, providing an inviting space for both relaxation and entertaining, complete with stairs rising to the first-floor landing. From here, double doors open to a separate dining room, ideal for family meals or entertaining guests. The dining area flows effortlessly into a well-equipped kitchen, fitted with a range of wall and base units, ample work surfaces, and a freestanding electric oven. An understairs storage cupboard provides excellent practicality. The dining room also connects to a light-filled conservatory, creating the perfect spot to enjoy views over the garden year-round.

Upstairs, the first-floor landing gives access to three bedrooms, including two spacious doubles. The principal bedroom enjoys the added convenience of a private shower, while a well-appointed three-piece family bathroom serves the remaining bedrooms.

Externally, the property continues to impress. The enclosed rear garden is predominantly laid to lawn, complemented by a paved patio area ideal for outdoor dining and entertaining. The garden also offers access to the garage, while a private driveway provides off-road parking and gated side access to the rear.

Located in a charming village setting with easy access to local amenities, countryside walks, and excellent transport links, this delightful home offers the perfect balance of village living with modern convenience.

An internal viewing is highly recommended to fully appreciate all that this property has to offer.

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## Location

Educational facilities are excellent for all ages. Buckinghamshire operates the Grammar School system with the highly acclaimed Aylesbury Boys Grammar School and Girls High School. For those seeking leisure and sporting facilities, there are offers of delightful countryside for walking and horse riding. Pitstone is ideal for the commuter as Central London is within around an hour by car. The A41 dual carriageway is a few minutes` drive providing easy access to the M25 Junction 20.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 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 illustrative 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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