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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...



Tring

PRICE GUIDE £725,000

# Tring

## PRICE GUIDE

£725,000

" NO ONWARD CHAIN " A rare chance to purchase a stunning barn conversion on this exclusive development within a stones throw from the town centre yet backing onto protected countryside giving a superb outlook. Boasting a range of character features to include exposed timber beams, vaulted ceilings and parking and garage. Early enquiries essential.



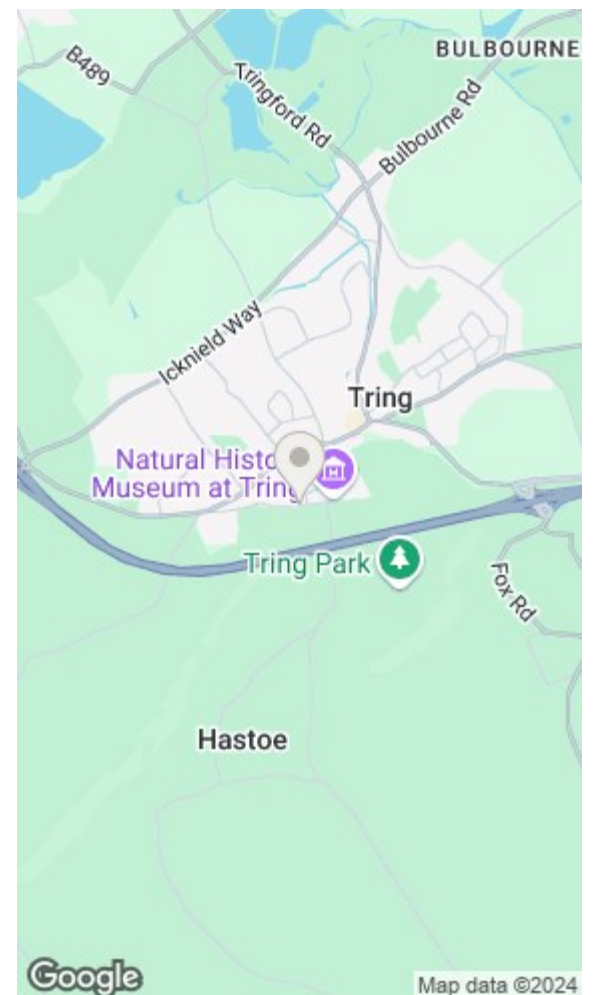
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Ground Floor



Total area: approx. 1199.1 sq. feet

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(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		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
61	76		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC





A once in a lifetime chance to own one of the very best barn conversions within easy striking distance of the town yet with stunning views over countryside.



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#### The Accommodation

The development is approached via it's own private drive with an avenue of trees and paddocks to either side, which lead in turn to the property, which is situated in a tucked away position at the rear of the development and backing directly onto protected countryside. The front door opens to a welcoming entrance hall which has an imposing main reception room dominating the right hand side of the barn conversion. Dual aspect by means of windows to the front and rear, Velux window to the roof and French doors opening to the rear garden and to the front private courtyard, the main reception room is flooded with natural light. With character features to include a vaulted ceiling, exposed timber beams and an imposing central fireplace with exposed brick work chimney breast. The kitchen is fitted with a range of solid wood base and eye level units and the window to the rear gives far reaching views over the garden and fields beyond.

Moving through the property there is a main bathroom which is fitted with a white three piece suite to include a panelled bath, low level wc and wash basin. There are two bedrooms both of which boast the most wonderful views with the principal bedroom having fitted wardrobes, vaulted ceiling and the advantage of an ensuite and the second making an ideal home office or guest bedroom.

#### Outside

As you approach the property there is ample residents parking and a single garage with storage into the roof eaves and electric up and over door. A pathway leads to your front door with gated access to one side leading you directly into a private and fully enclosed courtyard to the front with a pathway leading down the side of the property to the wonderful rear garden. With a timber framed summer house to one corner and post and rail fencing to the rear, it is immediately obvious that the stunning views really make this a town centre gem of a property. Mainly laid to lawn there is an extensive flagstone patio area directly to the rear of the property and a number of herbaceous beds and specimen trees.

#### The Location

The property is situated within walking distance of 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 Home Farm development is ideally placed to take advantage of all the countryside Tring has to offer.

The local educational facilities are excellent and include the renowned Tring Park School for the Performing Arts, Goldfield Infants and Nursery School (currently with an outstanding Ofsted), Tring School (currently with a good Ofsted & outstanding for its sixth form) and it is also close by to The Berkhamsted School for boys and girls and The Grammar Schools of Aylesbury. Tring railway station lies just over a mile away for fast and frequent services to London/Euston taking about 40 minutes. The A41 bypass provides a fast link to the M25 motorway (J20) and from there the national motorway network and international airports. 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. Tring is a lovely place to live with a warm and welcoming community spirit.

#### Agents Information For Buyers

There is a maintenance charge of £157 per month for maintaining the common parts and the exterior fabric of the building. We advise further verification should be sought by the purchasers solicitor, at the appropriate time.

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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