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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

OFFERS IN EXCESS OF £800,000



Tring

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A rare chance to purchase a detached, former Lodge Cottage on the outskirts of Tring Town with wonderful views to the front and a good size Westerly facing plot to the rear. Large garage and gated driveway to the front.

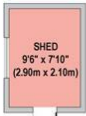
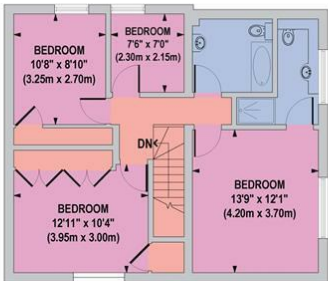
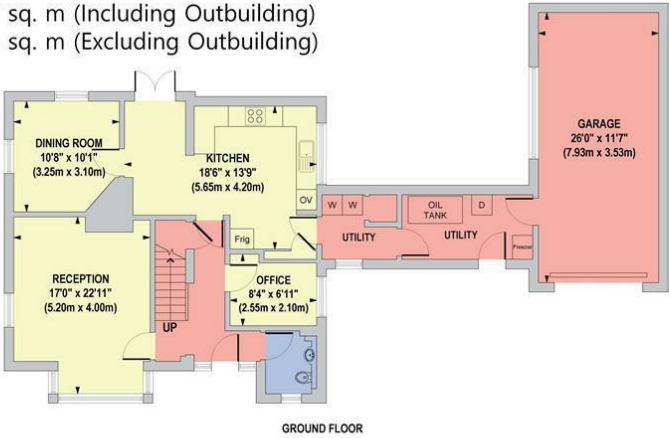
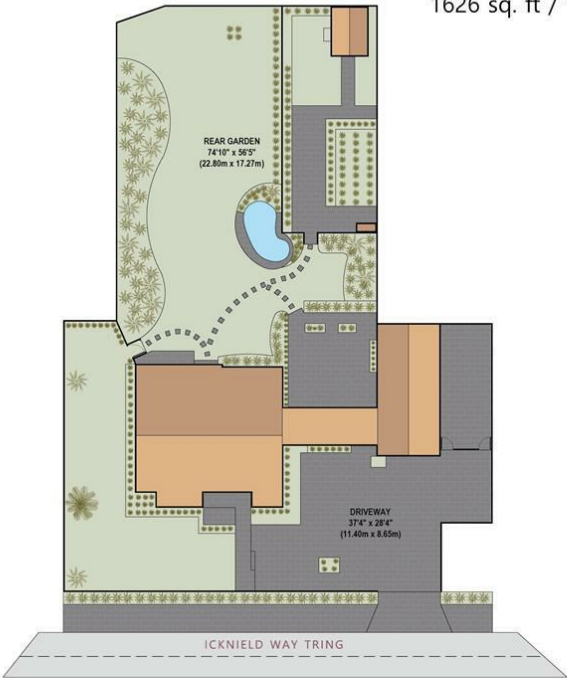


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ICKNIELD WAY

TRING

Approximate Gross Internal Floor Area  
1927 sq. ft / 179.07 sq. m (Including Outbuilding)  
1626 sq. ft / 151.08 sq. m (Excluding Outbuilding)

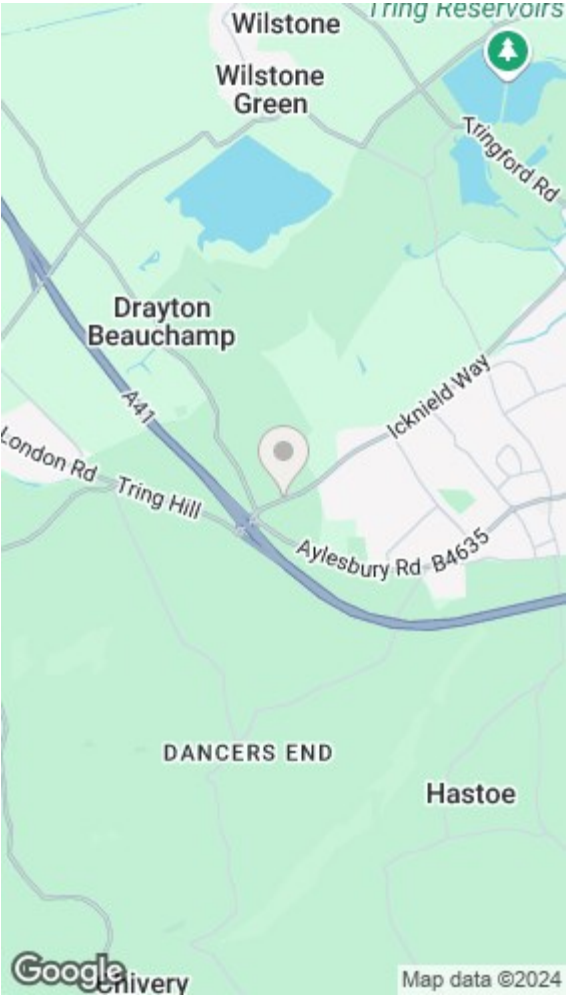


FIRST FLOOR

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Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Vertas - [www.vertasuk.com](http://www.vertasuk.com)



Energy Efficiency Rating				Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(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			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	









A wonderful 4 bedroom detached cottage with a delightful garden, a large garage and lovely views.



#### Ground Floor

A light and airy entrance hall welcomes you into the property with stairs directly ahead of you rising to the first floor landing and a door to the left hand side opening to the living room which is dual aspect with a bay window to the front and window to the side. The living room also boasts a wood burning stove and characterful dado rail to the walls. Off the entrance hall is a ground floor cloakroom and a dedicated home office while moving to the back of the property is the large open plan kitchen/breakfast room with dedicated dining room and a door opening to a utility room which in turn leads to a store room which has a courtesy door to the garage.

#### First Floor

The first floor landing has doors opening to all four bedrooms. Bedrooms one and two both have vaulted ceilings and a range of fitted wardrobes and being at the front of the property offer wonderful views over the countryside and towards the Chilterns beyond. The principal bedroom also has the advantage of an ensuite shower room while the remaining three bedrooms are well served by a family bathroom.

#### Outside

A five bar gate opens to a block paved driveway where double doors open to a large garage with power and light. Double doors also open to a working yard area to the side of the garage. There is a beautiful rose garden to one side of the property with a pedestrian gate opening to the rear garden which has been beautifully maintained by the current owner with a kitchen garden, greenhouse and terrace area. Mainly laid to lawn the garden is fully enclosed by a range of fencing.

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#### The Location

The property is situated just on the outskirts 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 property is ideally placed to take advantage of all the countryside Tring has to offer.

#### Agents Information For Buyers

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 principle.
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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