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# Temptation comes in many forms...



Tring

OFFERS IN EXCESS OF £900,000

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£900,000

Located in one of the most picturesque settings imaginable, yet less than two miles from Tring and four miles from Berkhamsted, properties in such exceptional locations are a rare find. A stunning period home with full planning granted for a substantial extension to make this an exceptional family residence.



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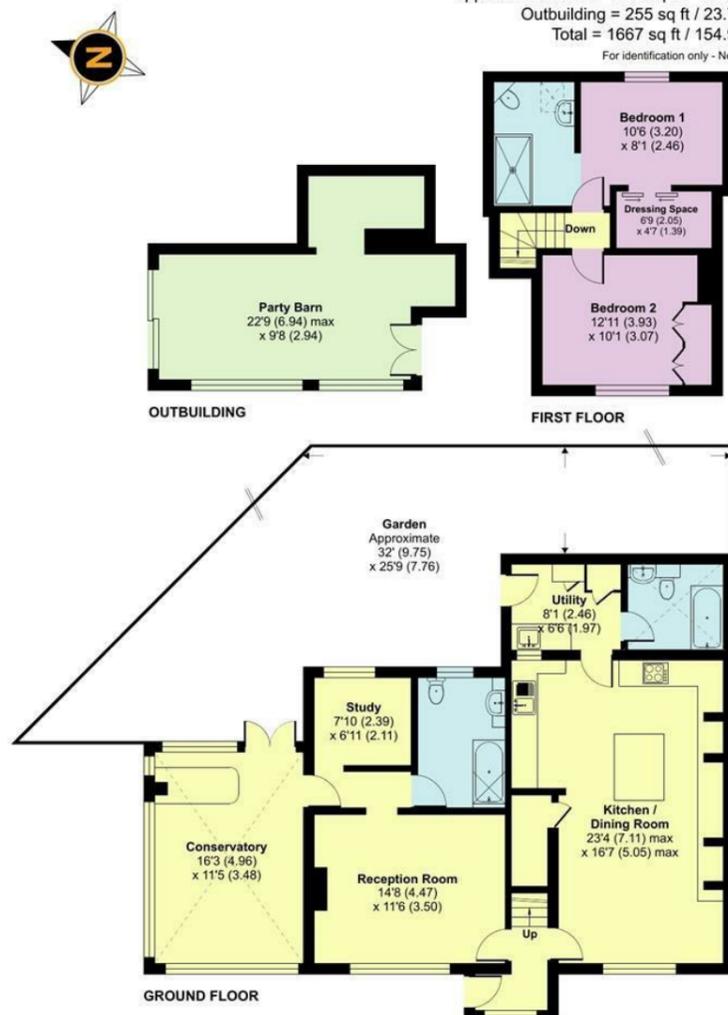
## Clayhill, Tring, HP23

Approximate Area = 1412 sq ft / 131.2 sq m

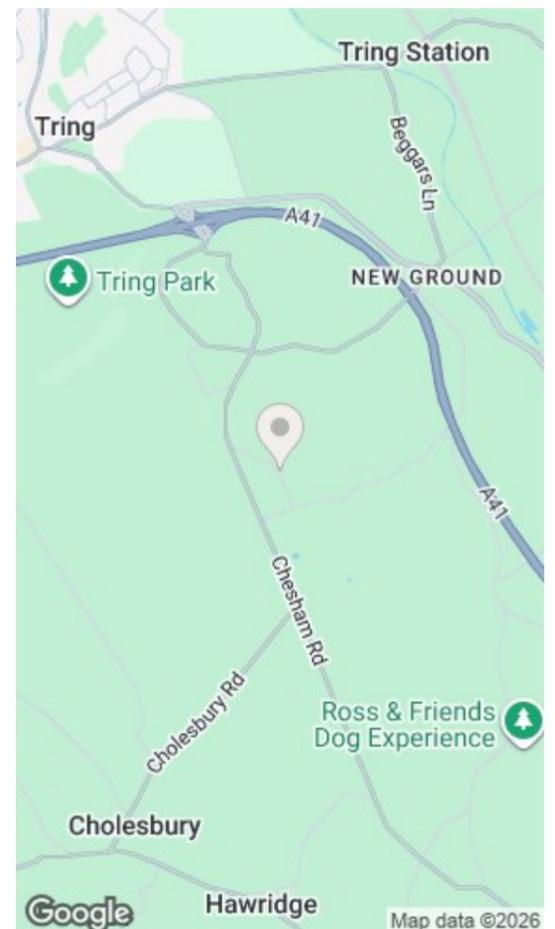
Outbuilding = 255 sq ft / 23.7 sq m

Total = 1667 sq ft / 154.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Sterling Homes. REF: 1336147



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		(82 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	46	(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



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A rare chance to purchase a stunning Rothschild property with planning to turn into a wonderful family home.



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#### Ground Floor

Tucked away down an idyllic country lane, nestled behind a pretty white picket fence, this gorgeous former Rothschild cottage enjoys a prime location, along with the most spectacular views. The property dates back to 1911 and beautifully decorated in sophisticated muted tones, inside is every bit as beautiful as the outside. Downstairs, the generous living space includes a sitting room, high quality conservatory and study, plus a sizeable family bathroom. Meanwhile, to the other side of the house and spanning the full depth of the property: a large kitchen/dining room, well-appointed and perfect for today's way of living, features a central island and range cooker. From the kitchen, there is access out to a utility/cloakroom and separate boot room.

#### First Floor

Upstairs, there are two double bedrooms. The guest bedroom includes fitted wardrobes, while the main bedroom has both a walk-in wardrobe and a luxurious en suite shower room.

#### Outside

Outside, the gardens are stunning and the whole plot measures approximately 0.17 acre. Backing onto open fields, the impressive views across rolling hills are simply breath taking. Very well maintained, there are lawns and several seating areas, ideal for socialising and summer barbecues, and there is even a swimming pool. In addition, the property boasts a separate 'party barn', measuring in excess of 250 sq ft and which includes commercial-grade kitchen fittings; the barn also has its own little garden area. To the side of the property there are two further large outbuildings, currently used as workshops and storage shed. To the front, there is a further lawned garden and a summer house, while the gated driveway provides parking for up to four vehicles.

#### The Location

The pretty village of Wigginton is situated amidst glorious, rolling countryside, on the edge of the Chiltern Hills. Village facilities include a pre-school, St Bartholomew's C-of-E Primary School, a pub and restaurant, while the beautiful countryside that surrounds the village is ideal for walking, and includes Tring Park, together with miles of tucked-away footpaths.

#### On Your Doorstep

The busy, nearby market towns of Berkhamsted, Tring and Chesham are highly desirable for commuters, with excellent transport links by road and rail. The mainline train stations at Berkhamsted and Tring provide a regular and direct link to London Euston in a little over 30 minutes, while the Metropolitan line at Chesham also offers convenient access to London's underground network. Major road connections nearby include the M25 (J20) and the M1 (J8 and J9). The A41 dual carriageway provides an excellent connection to Hemel Hempstead, Watford and Aylesbury. Berkhamsted and Tring offer a wide range of coffee shops, restaurants, parks and shops; both towns feature a superb variety of independent boutiques, together with the national names you would expect to see - Costa, Waitrose and M&S Food Hall among many others. The larger towns of Hemel Hempstead and Watford, meanwhile, offer wider facilities. Milton Keynes and London are both easily accessible too.

#### Leisure & Pleasure

There is a good range of leisure and recreational facilities in the area, including the National Trust's 5,000 acre Ashridge Estate and the Grand Union Canal, and golf courses include Ashridge, Berkhamsted, and The Grove. Tring features a branch of the Natural History Museum and the Pendley Court Theatre, and various sporting activities can be found throughout the local area. Alternatively, for those seeking five-star pampering, the world renowned Champneys Health Resort can be found practically on the doorstep.

#### Education In The Area

Local educational facilities are excellent, including Tring School. For those wishing to use the independent sector, Tring Park School for the Performing Arts, Berkhamsted School, and Chesham Preparatory School all have superb reputations.

#### Agents Information For Buyers

Thank you for showing an interest in a property marketed by Sterling Estate Agents. 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. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers. The charge for this is £75 plus VAT per person. Unfortunately we will not be able to progress negotiating any offer unless we have ID, completed AML checks and proof of funds.



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