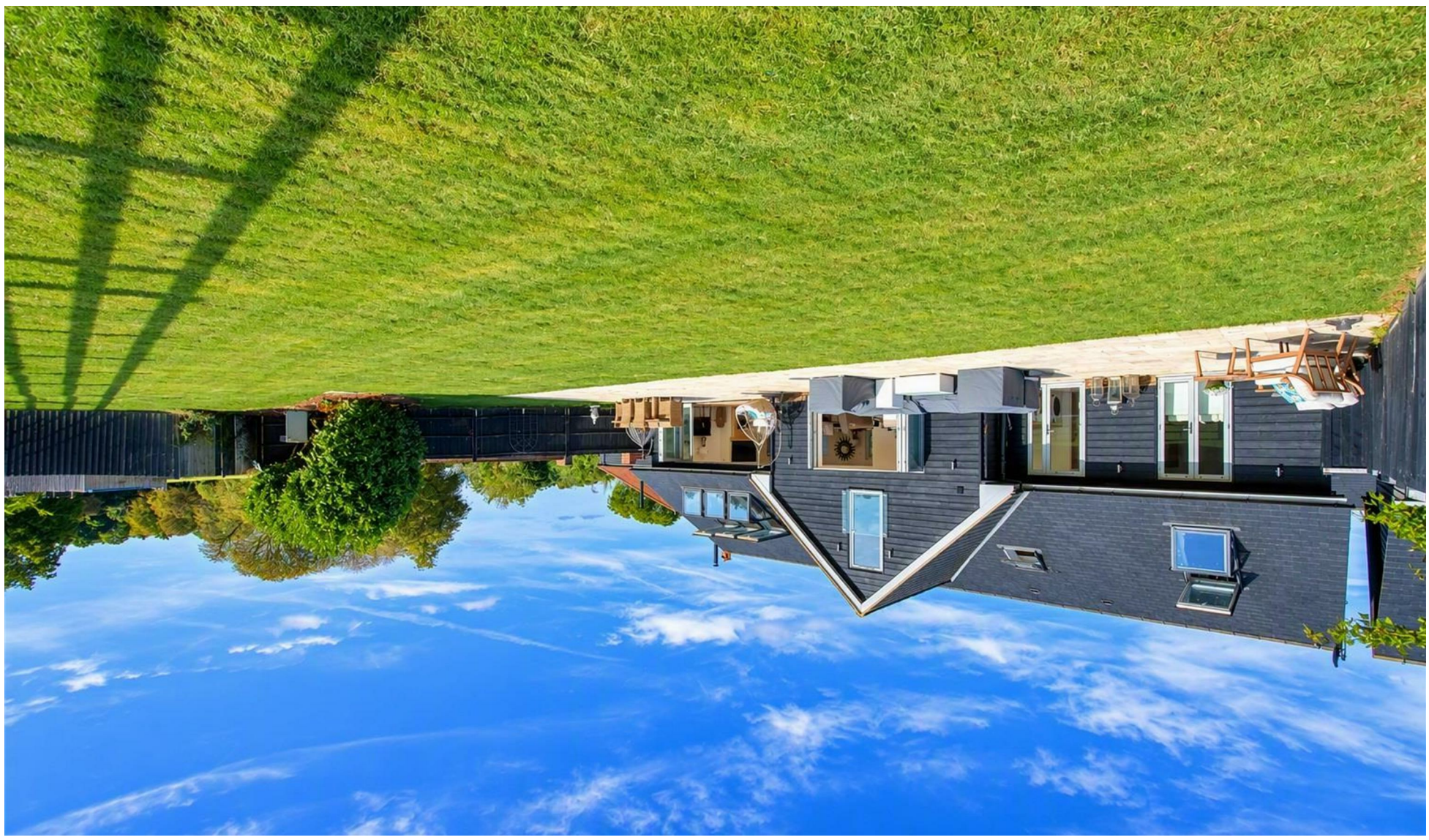

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Tring

PRICE GUIDE £1,750,000

Temptation comes in many forms...

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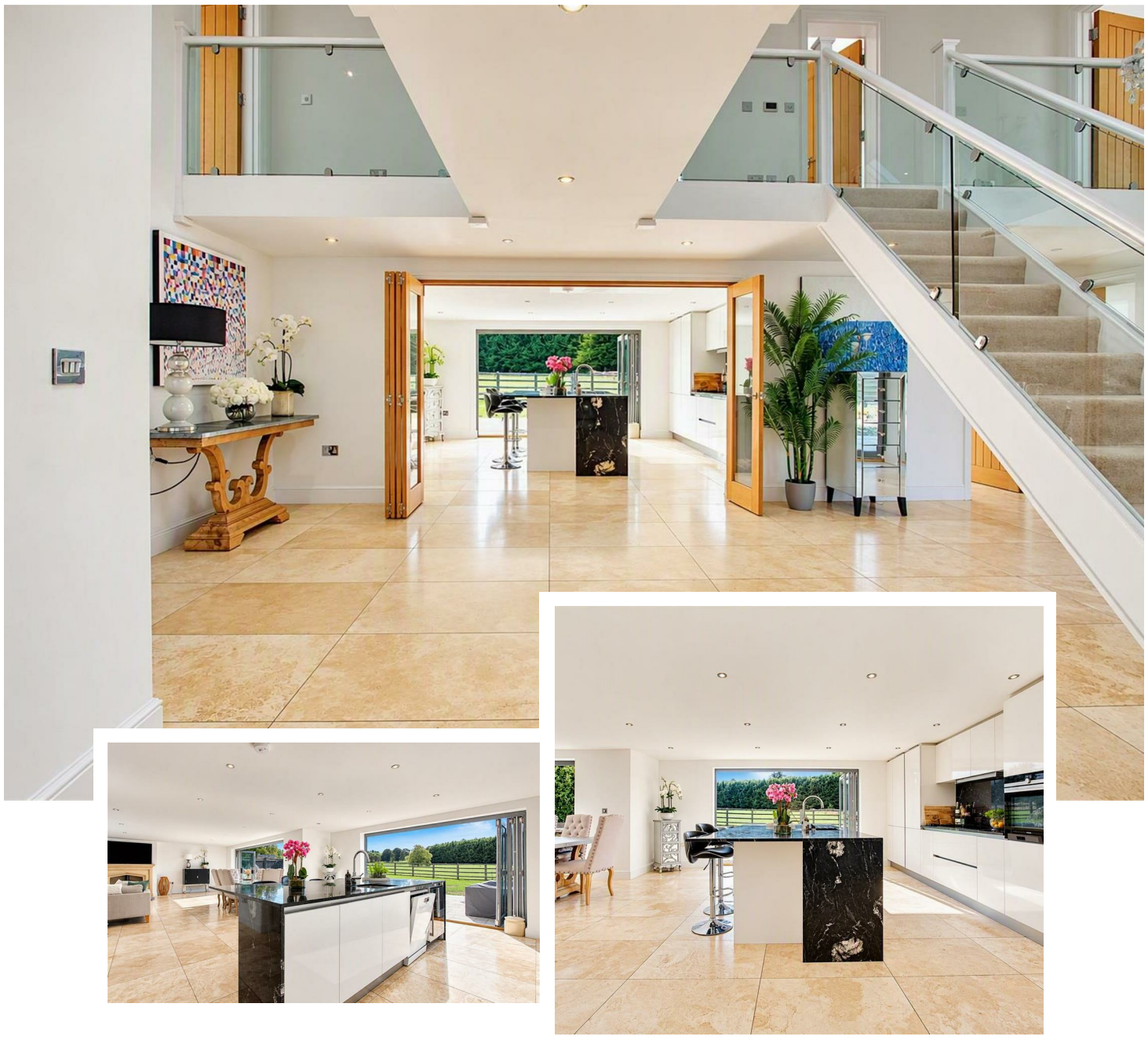
Tring

PRICE GUIDE

£1,750,000

Approaching 4,000 sq ft in size and positioned in an ideal location, surrounded by open countryside yet within walking distance of the town centre, station and all the amenities of Tring. Set some 300ft behind electronic gates the property offers an exceptionally flexible layout with both the kitchen/breakfast room, family room and living room all opening out to the private gardens which back directly onto a 3 acre paddock.



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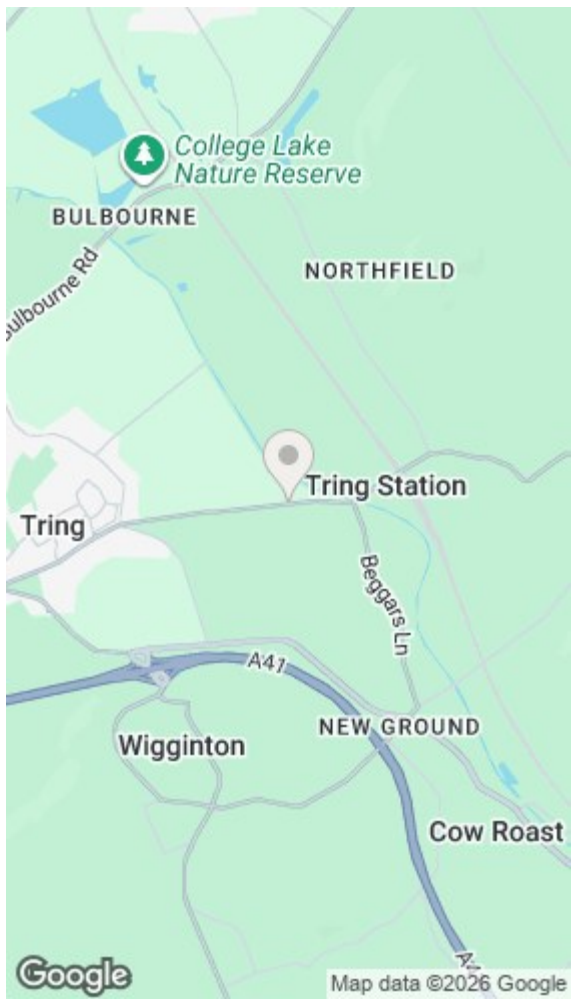
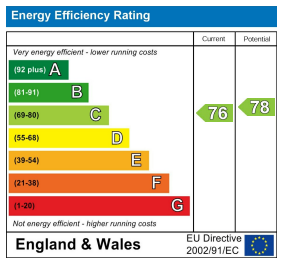
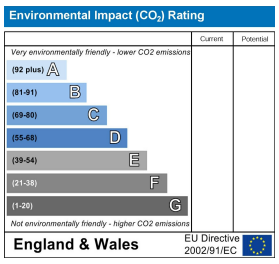
Total area: approx. 340.6 sq. metres (3666.1 sq. feet)







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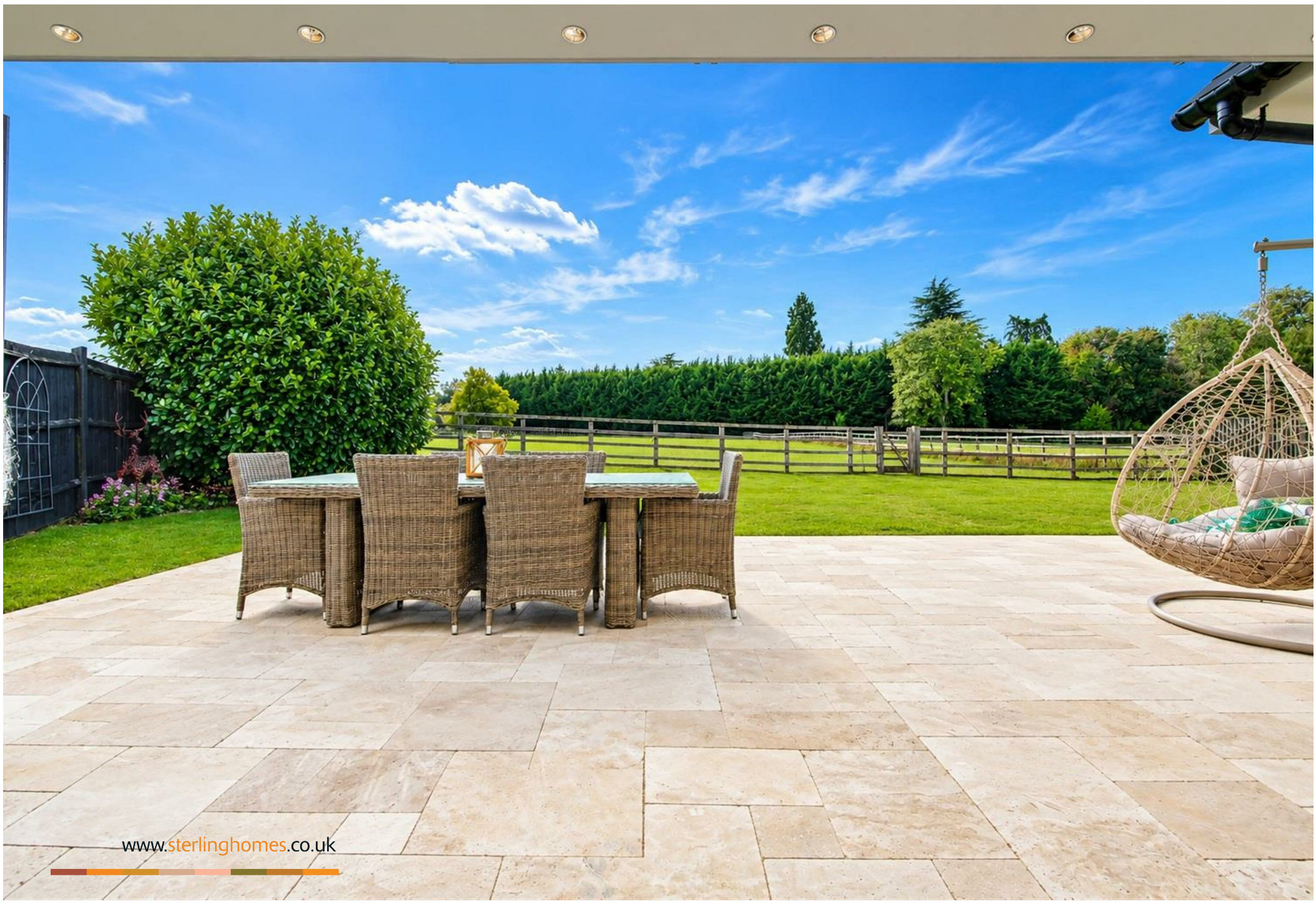
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* Fabulous Family Home * Gated Entrance * Five Bedrooms * Five Bathrooms * Stunning Kitchen/Dining/Reception Room * Study * Close to Station * Large Garden with Patio * Paddock * Countryside Views * Garage * Car Port * Driveway Parking * Internal Courtyard *

The Property
We are delighted to offer for let this fabulous five bedroom family home with stunning countryside views set within striking distance of Tring Station, positioned in a peaceful setting behind electric gates with a 300ft driveway this contemporary barn conversion offers generous and flexible living accommodation throughout, comprising impressive entrance hall opening to a spacious open plan kitchen/dining/living area with bi-fold doors leading to the garden and paddock beyond. In addition to five well appointed bedrooms, all of which benefit from en suite bathrooms, this impressive property also offers a comfortable family room, utility room, guest cloakroom and study with doors opening to an enclosed courtyard, further benefits include Garage, Car Port & Driveway Parking. There is also the scope to purchase an adjoining 3 acre paddock directly to the rear.

The Location
Tring is a pretty Market Town on the edge of the Chiltern Hills, mentioned in 1086 in the Domesday Book. The Town offers a wide range of recreational facilities, including a branch of the Natural History Museum, the Grand Union Canal, Pendley Court Theatre, and various sporting activities.

Local shopping facilities are varied and include a selection of independent boutiques, plus larger chains such as Tesco and M&S Simply Food. There are also a number of independent restaurants and artisan cafes.

The slightly larger market town of Berkhamsted is only around 5 miles away, and offers a further range of shops and facilities, including Waitrose.

Distance to Stations
Tring Station (0.3 Miles)
Berkhamsted Station (4.4 Miles)
Cheddington Station (5.4 Miles)
Wendover Station (7.5 Miles)

Distance to Schools
Grove Road Primary School (0.9 Miles)
Tring School (1.0 Miles)
Dundale Primary School and Nursery (1.2 Miles)
Tring Park School for the Performing Arts (1.2 Miles)
Bishop Wood Church of England Junior School (1.4 Miles)
Berkhamsted School - Girls (4.4 Miles)
Berkhamsted School - Boys (4.4 Miles)

Agents Information For Buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography.
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 should an offer be accepted. The charge for this is £75 plus VAT per person.
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4. Please be aware we reserve the right to charge 1% plus VAT of the purchase price for sale progression management for any sale which is not agent represented ie private sale/ online with no sales progression.